

TURNBULL CREEK
Community Development District

January 11, 2022

AGENDA

Turnbull Creek Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.turnbullcreekcdd.com

January 4, 2022

Board of Supervisors
Turnbull Creek Community Development District

Dear Board Members:

The Turnbull Creek Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, January 11, 2022 at 5:30 p.m. (closed session) 6:30 p.m. Regular Business Meeting** at the **Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

5:30 p.m.

- I. Shade Session Regarding Security Plan *

6:30 p.m.

- I. Roll Call
- II. Public Comments (*regarding agenda items listed below*)
- III. Staff Reports
 - A. Landscape Manager (*Presenter: Trimac*)
 1. Inspection Checklist
 - B. Engineer (*Presenter: JMT*)
 1. Consideration of Proposal to Conduct Stormwater System 20-Year Need Analysis and Prepare Report for Submission to St. Johns County
- IV. Consideration of Resolution 2022-03, Adopting Amended Prompt Payment Policies
- V. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)

- B. Manager (*Presenter: Ernesto Torres*)
- C. Operation Manager – (*Presenter: James Schieszer*)
 - 1. Memorandum
 - 2. Proposal from Roberts Tree Service for Removal of Dead Pine Trees
 - 3. Proposal from Court Surfaces for Pickleball Lines
 - 4. Proposal from Trimac Outdoor for Mulch
 - 5. Proposal from Trimac Outdoor for Sod Replacement
 - 6. Lake Maintenance Report
- D. Amenity Center Update (*Presenter: Erick Hutchinson*)
 - 1. Gift of Dance
 - 2. Amenity Soccer
 - 3. Amenity Basketball
- VI. Supervisor’s Requests and Public Comments
- VII. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the November 9, 2021 Meeting
 - B. Balance Sheet as of November 30, 2021 and Statement of Revenues & Expenditures for the Period Ending November 30, 2021; Month-to-Month Income Statement; Assessment Receipt Schedule
 - C. Approval of Check Register
- VIII. Adjournment (*Next Scheduled Meeting – March 8, 2022 @ 6:30 p.m.*)

I look forward to seeing you at the meeting. If you have questions regarding any of the items on this agenda, please call me in advance of the meeting.

Sincerely,

Ernesto Torres
District Manager

* *Florida law requires Board discussions related to the District’s security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or*

locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.

THIRD ORDER OF BUSINESS

A.

1.

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| Landscape Maintenance Checklist (Trimac) | | Week Starting: NOV. 01 / Nov. 05 |
|--|---|--|
| 1.0 Maintenance | | Page 1 of 2 |
| Non-Growing Season Only (November 1 - March 31st) | | |
| 1.1 Mowing (by Friday of each week) 3 days / week | | Comments |
| All Turf & Pond Areas | | Note below all areas or ponds not mowed per schedule with reason |
| Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5 | X | We mowing all the lakes on this section |
| Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16 | X | |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5 | X | |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14, | X | |
| Friday - Outer berms off od SR16 & Pacetti Rd | X | |
| 1.2 String Trimming | | Comments |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | X | |
| 1.3 Edging | | Comments |
| All hardscape and paved trails at each mowing cycle | X | |
| 1.4 Blowing | | Comments |
| All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots | X | |
| 1.5 Weed Control | | Comments |
| Weeding of plant beds, all natural areas and berms | X | |
| Pre & Post emergents applied at appropriate times | X | |
| 1.6 Pruning | | Comments |
| Shrubs, vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas. | X | |
| Trees (crape Myrtles) shall be pruned when dormant (winter) | X | |
| Palms trimming shalll be done one time per year (June-July) | X | |
| 1.7 Berms | | Comments |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly) | X | |
| Weeds to be removed / treated year round as needed | X | |
| 2.0 Pesticide Application | | |
| 2.1 Turf Pest Control | | Comments |
| Turf inspected weekly and spot treated (As Needed) | X | |
| Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical | X | |
| Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses | X | |
| Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed | X | |

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| Landscape Maintenance Checklist (Trimac) | | Week Starting: Nov. 8th. / Nov. 12th. |
|---|---|--|
| 1.0 Maintenance | | Page 1 of 2 |
| Growing Season Only (April 1st - October 31st) | | |
| 1.1 Mowing (by Friday of each week) 5 days / week | | Comments |
| All Turf & Pond Areas | | Note below all areas or ponds not mowed per schedule with reason |
| Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5 | | Trimming the Oak tree on the entrance way and the Amenity center |
| Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6,7, 8, 9, 15 & 16 | | We remove the uprooted stump |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5 | | Trimming the Oak tree up to 10' |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14, | | Trimming the Oak tree on the berms behind the field |
| Friday - Outer berms off od SR16 & Pacetti Rd | | Pull weeds by the amenity center and continue Trimming the Oak tree by the Athletic fields |
| 1.2 String Trimming | | Comments |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | X | |
| 1.3 Edging | | Comments |
| All hardscape and paved trails at each mowing cycle | | |
| 1.4 Blowing | | Comments |
| All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots | X | |
| 1.5 Weed Control | | Comments |
| Weeding of plant beds, all natural areas and berms | | |
| Pre & Post emergents applied at appropriate times | X | |
| 1.6 Pruning | | Comments |
| Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas. | X | |
| Trees (crape Myrtles) shall be pruned when dormant (winter) | X | |
| Palms trimming shall be done one time per year (June-July) | | |
| 1.7 Berms | | Comments |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly) | X | |
| Weeds to be removed / treated year round as needed | X | |
| 2.0 Pesticide Application | | |
| 2.1 Turf Pest Control | | Comments |
| Turf inspected weekly and spot treated (As Needed) | | |
| Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical | | |
| Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses | | |
| Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed | | |

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| Landscape Maintenance Checklist (Trimac) | | Week Starting: Nov. 15th / Nov. 19th | |
|---|---|--|--|
| 1.0 Maintenance | | Page 1 of 2 | |
| Non-Growing Season Only (November 1 - March 31st) | |  | |
| 1.1 Mowing (by Friday of each week) 3 days / week | | Comments | |
| All Turf & Pond Areas | | Note below all areas or ponds not mowed per schedule with reason | |
| Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5 | X | | |
| Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16 | X | | |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5 | X | | |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14, | X | | |
| Friday - Outer berms off od SR16 & Pacetti Rd | X | | |
| 1.2 String Trimming | | Comments | |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | X | | |
| 1.3 Edging | | Comments | |
| All hardscape and paved trails at each mowing cycle | X | | |
| 1.4 Blowing | | Comments | |
| All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots | X | | |
| 1.5 Weed Control | | Comments | |
| Weeding of plant beds, all natural areas and berms | X | | |
| Pre & Post emergents applied at appropriate times | X | | |
| 1.6 Pruning | | Comments | |
| Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas. | X | | |
| Trees (crape Myrtles) shall be pruned when dormant (winter) | X | | |
| Palms trimming shall be done one time per year (June-July) | X | | |
| 1.7 Berms | | Comments | |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly) | X | | |
| Weeds to be removed / treated year round as needed | X | | |
| 2.0 Pesticide Application | |  | |
| 2.1 Turf Pest Control | | Comments | |
| Turf inspected weekly and spot treated (As Needed) | X | | |
| Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical | X | | |
| Top Choice granular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses | X | | |
| Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed | X | | |

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| | | | |
|---|---|---|-------------|
| 2.2 Shrub & Tree Pest Control | | Comments | Page 2 of 2 |
| Shrubs & Trees Pest Control inspected bi-weekly | █ | | |
| 3.0 Fertilization | ▣ | | |
| 3.1 Turf Areas | | Comments | |
| All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November) | █ | | |
| 3.2 Shrubs & Trees | | Comments | |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May) Seasonal annuals fertilized on 30 day cycles | █ | | |
| 4.0 Irrigation (All Inclusive Package) Guidelines | ▣ | | |
| Bi-Weekly Inspections (26 per year) | | Comments | |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to be completed within 24 hours of notification. Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism. | X | | |
| 5.0 Mulching | | Comments | |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth | X | | |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth | █ | | |
| 6.0 Seasonal Color | | Comments | |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December) | X | | |
| Areas of seasonal color are: | | | |
| SR16 / San Giacomo entrance (420 plants per installion) | █ | | |
| Pacetti Rd / Terrancina Dr (85 plants per installation) | █ | | |
| Main entrance at Pacetti Rd (215 plants per installation) | █ | | |
| Amenity center beds and roundabout (612 plants per installation) | █ | | |
| Christmas color display of poinsetta's at amenity center entrance at the holidays | █ | | |
| Signature (Trimac) | | Signature (Operations Manager) : | |

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| Landscape Maintenance Checklist (Trimac) | | Week Starting: Nov.22nd / Nov.26th |
|--|--|--|
| 1.0 Maintenance | | Page 1 of 2 |
| Growing Season Only (April 1st - October 31st) | | |
| 1.1 Mowing (by Friday of each week) 5 days / week | | Comments |
| All Turf & Pond Areas | Note below all areas or ponds not mowed per schedule with reason | |
| Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5 | | Detail the Main entrance and the pool area |
| Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16 | | Pull bed weeds by the entrance and Detail |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5 | | Tree trimming by the park field |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14, | | |
| Friday - Outer berms off od SR16 & Pacetti Rd | | |
| 1.2 String Trimming | | Comments |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | | |
| 1.3 Edging | | Comments |
| All hardscape and paved trails at each mowing cycle | | |
| 1.4 Blowing | | Comments |
| All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots | X | |
| 1.5 Weed Control | | Comments |
| Weeding of plant beds, all natural areas and berms | X | |
| Pre & Post emergents applied at appropriate times | | |
| 1.6 Pruning | | Comments |
| Shrubs, vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas. | X | |
| Trees (crape Myrtles) shall be pruned when dormant (winter) | X | |
| Palms trimming shall be done one time per year (June-July) | | |
| 1.7 Berms | | Comments |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly) | X | |
| Weeds to be removed / treated year round as needed | | |
| 2.0 Pesticide Application | | |
| 2.1 Turf Pest Control | | Comments |
| Turf inspected weekly and spot treated (As Needed) | | |
| Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical | | |
| Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses | | |
| Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed | | |

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| Landscape Maintenance Checklist (Trimac) | | Week Starting: 12/06th - 12/10th |
|---|--|--|
| 1.0 Maintenance |  | |
| Non-Growing Season Only (November 1 - March 31st) | | Page 1 of 2 |
| 1.1 Mowing (by Friday of each week) 3 days / week | Comments | |
| All Turf & Pond Areas | Note below all areas or ponds not mowed per schedule with reason | |
| Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5 | <input checked="" type="checkbox"/> | Trimming and Detailing |
| Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16 | <input checked="" type="checkbox"/> | Detailing, trimming and spraying bed weeds |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5 | <input checked="" type="checkbox"/> | Detailing and pruning trees |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14, | <input checked="" type="checkbox"/> | Spray weeds and removed all the sticks |
| Friday - Outer berms off od SR16 & Pacetti Rd | <input checked="" type="checkbox"/> | Spray weeds on the berms |
| 1.2 String Trimming | Comments | |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | <input checked="" type="checkbox"/> | |
| 1.3 Edging | Comments | |
| All hardscape and paved trails at each mowing cycle | <input checked="" type="checkbox"/> | |
| 1.4 Blowing | Comments | |
| All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots | <input checked="" type="checkbox"/> | |
| 1.5 Weed Control | Comments | |
| Weeding of plant beds, all natural areas and berms | <input checked="" type="checkbox"/> | |
| Pre & Post emergents applied at appropriate times | <input checked="" type="checkbox"/> | |
| 1.6 Pruning | Comments | |
| Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas. | <input checked="" type="checkbox"/> | |
| Trees (crape Myrtles) shall be pruned when dormant (winter) | <input checked="" type="checkbox"/> | |
| Palms trimming shall be done one time per year (June-July) | <input checked="" type="checkbox"/> | |
| 1.7 Berms | Comments | |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly) | <input checked="" type="checkbox"/> | |
| Weeds to be removed / treated year round as needed | <input checked="" type="checkbox"/> | |
| 2.0 Pesticide Application |  | |
| 2.1 Turf Pest Control | Comments | |
| Turf inspected weekly and spot treated (As Needed) | <input checked="" type="checkbox"/> | |
| Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical | <input checked="" type="checkbox"/> | |
| Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses | <input checked="" type="checkbox"/> | |
| Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed | <input checked="" type="checkbox"/> | |

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| | | | |
|--|---|---|-------------|
| 2.2 Shrub & Tree Pest Control | | Comments | Page 2 of 2 |
| Shrubs & Trees Pest Control inspected bi-weekly | █ | | |
| 3.0 Fertilization | ▣ | | |
| 3.1 Turf Areas | | Comments | |
| All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November) | █ | | |
| 3.2 Shrubs & Trees | | Comments | |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May) Seasonal annuals fertilized on 30 day cycles | █ | | |
| 4.0 Irrigation (All Inclusive Package) Guidelines | ▣ | | |
| Bi-Weekly Inspections (26 per year) | | Comments | |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to completed within 24 hours of notification. Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism. | X | | |
| 5.0 Mulching | | Comments | |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth Pine straw to be applied to all berms areas twice a year (March & September) 3" depth | █ | | |
| 6.0 Seasonal Color | | Comments | |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December) Areas of seasonal color are: SR16 / San Giacomo entrance (420 plants per installion) Pacetti Rd / Terrancina Dr (85 plants per installation) Main entrance at Pacetti Rd (215 plants per installation) Amenity center beds and roundabout (612 plants per installation) Christmas color display of poinsetta's at amenity center entrance at the holidays | █ | | |
| Signature (Duval): | | Signature (Operations Manager) : | |

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| Landscape Maintenance Checklist (Trimac) | | Week Starting: 12/20-- 12/24 |
|---|--|--|
| 1.0 Maintenance | | Page 1 of 2 |
| Non-Growing Season Only (November 1 - March 31st) | | |
| 1.1 Mowing (by Friday of each week) 3 days / week | Comments | |
| All Turf & Pond Areas | Note below all areas or ponds not mowed per schedule with reason | |
| Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5 | X | Spot mowing all the areas and Lakes on section 1 |
| Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16 | X | Mowing the entrance way and Park areas |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5 | X | mowing Pescara fields and playgrounds |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14, | | Pick up sticks in this area |
| Friday - Outer berms off od SR16 & Pacetti Rd | | Spray bed weeds on this areas |
| 1.2 String Trimming | | Comments |
| Trimming around all obstades at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | X | |
| 1.3 Edging | | Comments |
| All hardscape and paved trails at each mowing cycle | X | |
| 1.4 Blowing | | Comments |
| All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots | X | |
| 1.5 Weed Control | | Comments |
| Weeding of plant beds, all natural areas and berms | X | |
| Pre & Post emergents applied at appropriate times | | |
| 1.6 Pruning | | Comments |
| Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas. | | |
| Trees (crape Myrtles) shall be pruned when dormant (winter) | | |
| Palms trimming shall be done one time per year (June-July) | | |
| 1.7 Berms | | Comments |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly) | X | |
| Weeds to be removed / treated year round as needed | | |
| 2.0 Pesticide Application | | |
| 2.1 Turf Pest Control | | Comments |
| Turf inspected weekly and spot treated (As Needed) | | |
| Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical | | |
| Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses | | |
| Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed | | |

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| 2.2 Shrub & Tree Pest Control | | Comments |
|---|---|---|
| Shrubs & Trees Pest Control Inspected bi-weekly | | |
| 3.0 Fertilization | | |
| 3.1 Turf Areas | | Comments |
| All lawn areas (entries, amenity center & mall kiosks are fertilized with grannular slow release fertilizers | | |
| To be completed in 4 rounds (March, May, September & November) | | |
| 3.2 Shrubs & Trees | | Comments |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) | | |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May) | | |
| Seasonal annuals fertilized on 30 day cycles | | |
| 4.0 Irrigation (All Inclusive Package) Guidelines | | |
| Bi-Weekly Inspections (26 per year) | | Comments |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report | X | |
| <p align="center">Note: This contract shall include the following at N/C</p> Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splces or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues llke under & over watering These are to be completed within 24 hours of notification. | | We fix broken rotors head on the soccer field we still looking for the stock valve |
| <p align="center">Note: Things that fall outside the contract</p> The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism. | | |
| 5.0 Mulching | | Comments |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth | | |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth | | |
| 6.0 Seasonal Color | | Comments |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December) | | |
| Areas of seasonal color are: | | |
| SR16 / San Giacomo entrance (420 plants per installion) | | |
| Pacetti Rd / Terrancina Dr (85 plants per Installation) | | |
| Main entrance at Pacetti Rd (215 plants per installation) | | |
| Amenity center beds and roundabout (612 plants per installation) | | |
| Christmas color display of poinsetta's at amenity center entrance at the holidays | | |
| Signature Trimac Outdoor | | Signature (Operations Manager) : |

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| Landscape Maintenance Checklist (Trimac) | | Week Starting: 12/27-- 12/31 |
|---|-------------------------------------|---|
| 1.0 Maintenance | | |
| Growing Season Only (April 1st - October 31st) | | Page 1 of 2 |
| 1.1 Mowing (by Friday of each week) 5 days / week | | Comments |
| All Turf & Pond Areas | | Note below all areas or ponds not mowed per schedule with reason |
| Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5 | <input checked="" type="checkbox"/> | Trimming shrubs on the entrance way, spray bed weeds and blowing on the section 1 |
| Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16 | <input checked="" type="checkbox"/> | Spray bed weeds on section 2 |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5 | <input checked="" type="checkbox"/> | Mowing the Pescara fields and playground on section 3 |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14, | <input checked="" type="checkbox"/> | |
| Friday - Outer berms off od SR16 & Pacetti Rd | <input checked="" type="checkbox"/> | |
| 1.2 String Trimming | | Comments |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | <input checked="" type="checkbox"/> | |
| 1.3 Edging | | Comments |
| All hardscape and paved trails at each mowing cycle | <input checked="" type="checkbox"/> | |
| 1.4 Blowing | | Comments |
| All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots | <input checked="" type="checkbox"/> | |
| 1.5 Weed Control | | Comments |
| Weeding of plant beds, all natural areas and berms | <input checked="" type="checkbox"/> | |
| Pre & Post emergents applied at appropriate times | <input checked="" type="checkbox"/> | |
| 1.6 Pruning | | Comments |
| Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas. | <input checked="" type="checkbox"/> | |
| Trees (crape Myrtles) shall be pruned when dormant (winter) | <input checked="" type="checkbox"/> | |
| Palms trimming shall be done one time per year (June-July) | <input checked="" type="checkbox"/> | |
| 1.7 Berms | | Comments |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly) | <input checked="" type="checkbox"/> | |
| Weeds to be removed / treated year round as needed | <input checked="" type="checkbox"/> | |
| 2.0 Pesticide Application | | |
| 2.1 Turf Pest Control | | Comments |
| Turf inspected weekly and spot treated (As Needed) | <input checked="" type="checkbox"/> | |
| Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical | <input checked="" type="checkbox"/> | |
| Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses | <input checked="" type="checkbox"/> | |
| Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed | <input checked="" type="checkbox"/> | |

B.

1.



November 9, 2021

Turnbull Creek Community Development District
ATTN: Ernesto Torres
475 West Town Place
Suite 114
St. Augustine, Florida 32092
P: 904.940.8550 x 403
E: etorres@gmsnf.com

**RE: Turnbull Creek CDD – Engineering Services
CDD Stormwater Management Needs Analysis (Chapter 2021-194, Laws of Florida/HB53)**

Dear Mr. Torres:

As discussed at recent board meetings by your District Counsel, a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference). The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses. The first analysis must be created by June 30, 2022, and the analysis must be updated every five years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

SCOPE OF SERVICES

JMT will perform the following services to help the CDD complete the stormwater needs analysis spreadsheet:

- **Task 1 – Stormwater Inventory & Cost Estimate** – The template provided by the Office of Economic and Demographic Research requires an inventory of the stormwater facilities owned and maintained by the district be taken and reported. This data will also be required to create the cost estimates required for the 20-year needs analysis including O&M expenditures and Expansion/End of Useful Life costs. JMT will perform the inventory of the CDD’s stormwater facilities using asbuilt plans the CDD has on file already (or these will be acquired through public records). No site inspections are included. JMT will also perform a cost estimate in accordance with the requirements of the template provided for O&M expenditures and Expansion/End of Useful Life costs for the 20-year requirement in 5-year increments.
- **Task 2 – Report & District Management Coordination** – The template provided by the Office of Economic and Demographic Research requires budget information from the last 5 years of stormwater projects/O&M expenditures and budget information for future funding for the next 20-year projections. JMT will coordinate with the District Management staff to obtain the required past records and any future budget data such as reserve studies or budget projection they may have.

Exclusions

- Services provided in conjunction with easements, waivers, variances or denials, O&E reports
- Attendance any Site Visits
- Geotechnical Field & Laboratory Analysis
- Design Plans

To Be Provided By the Owner

- Access to all budget information required per the template
- Any Historical Plans and Surveys for the Site

COMPENSATION

Compensation for these services is shown below (typical direct expenses included).

| TASKS | BASIC SERVICES FEE |
|--|---------------------------|
| Task 1 – Stormwater Inventory & Cost Estimate | \$4,030 |
| Task 2 – Report & District Management Coordination | \$1,860 |
| Total | \$5,890 |

Again, thank you for this opportunity.

Sincerely,

JOHNSON, MIRMIRAN & THOMPSON, INC.



Steve Collins, PhD, PE
Project Manager



CLIENT: Turnbull Creek CDD
 PROJECT NAME: Stormwater Needs Analysis
 DATE OF ESTIMATE: November 9, 2021

| TASK | PRINCIPAL | PROJECT MANAGER | SENIOR ENGINEER | PROJECT ENGINEER | ENGINEER | SENIOR INSPECTOR | INSPECTOR | CLERICAL | TOTAL MANHOURS | TOTAL LABOR COST |
|--|-----------|-----------------|-----------------|------------------|----------|------------------|-----------|----------|----------------|------------------|
| Approved Hourly Rate | \$220 | \$195 | \$175 | \$135 | \$105 | \$105 | \$65 | \$50 | | |
| BASIC SERVICES | | | | | | | | | | |
| Task 1 - Stormwater Inventory & Cost Estimate | 1 | 4 | | 10 | 16 | | | | 31 | \$4,030 |
| Task 2 - Report & District Management Coordination | | 4 | | 8 | | | | | 12 | \$1,860 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| BASIC SERVICES SUBTOTAL | 1 | 8 | 0 | 18 | 16 | 0 | 0 | 0 | 43 | \$5,890 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| ADDITIONAL SERVICE ALLOWANCES SUBTOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 |
| GRAND TOTAL | 1 | 8 | 0 | 18 | 16 | 0 | 0 | 0 | 43 | \$5,890 |

FOURTH ORDER OF BUSINESS

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District ("Board") accordingly finds that it is in the best interest of the District to establish by resolution Prompt Payment Policies and Procedures as may be amended or updated from time to time for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend or replace them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board. The Prompt Payment Policies and Procedures hereby adopted supplant and replace any previously adopted Prompt Payment Policies and Procedures.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of January, 2022.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

EXHIBIT A

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Prompt Payment Policies and Procedures

**In Accordance with the Local Government Prompt Payment Act
Chapter 218, Part VII, *Florida Statutes***

January 11, 2022

Turnbull Creek Community Development District
Prompt Payment Policies and Procedures

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I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, *Florida Statutes*) (“PPA”), the purpose of the Turnbull Creek Community Development District (“District”) Prompt Payment Policies and Procedures (“Policies & Procedures”) is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is 85-8013325158C-1. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone (904) 940-5850, email etorres@gmsnf.com).

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date

4. Invoice number
5. The “Bill To” party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District’s Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

- 1. Mailing and Drop Off Address**
Turnbull Creek Community Development District
475 West Town Place, Suite 114
St Augustine, FL 32092
- 2. Email Address**
etorres@gmsnf.com

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

- 1. Receipt of Proper Invoice**
Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.
- 2. Receipt of Improper Invoice**
If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:
 - a. On which delivery of personal property is fully accepted by the District;
 - b. On which services are completed and accepted by the District;
 - c. On which the contracted rental period begins (if applicable); or
 - d. On which the District and the Vendor agree in a written agreement that provides payment due dates.
- 3. Rejection of an Improper Invoice**
The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date

the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

- a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

- b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
 - i. Be provided in writing;
 - ii. Specify any and all known deficiencies; and
 - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Provider

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

- 1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

FIFTH ORDER OF BUSINESS

C.

1.

Turnbull Creek Community Development District

9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Memorandum

Date: January 11, 2022
To: Turnbull Board of Supervisors
Ernesto Torres, Richard Whetsel
From: Jim Schieszer, Operations Manager
Erick Hutchison, Amenity Manager
Re: Turnbull Creek CDD
Monthly Murabella Operations Report

The following is a summary of activities related to the RMS operations of the Turnbull Creek Community Development District.

Site Field Manager: Jim Schieszer

1. Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
2. Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
3. Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)
4. Meeting with Timac Outdoors (Todd Murphy) in regard to landscaping issues and updates.
5. Communications with technician with irrigation leaks as they occurred for repairs.
6. Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
7. Auditing / Documentation of Trimac Outdoors.
8. Pressure washing of amenity area
9. Replaced swings at Pascara park.
10. Replaced slide at San Mario park.
11. Starting the pond bank repair project
12. Tennis court nets repaired
13. Still waiting for pickle ball stripping, and bids for the pine tree removal. Also multiple irrigation issues to be resolved.

Amenity Manager: Erick Hutchison

- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily
- Renew contract for Gift of Dance, Amenity soccer and Amenity Basketball

Other Ongoing Projects: Site

-

Should you have any questions or comments regarding the above information, please feel free to contact me at (248) 807-2763 or Rich at (904) 759-8923.









121 E Franchetta Ln, St. Augustine, FL 32092, USA

St. Augustine
Florida

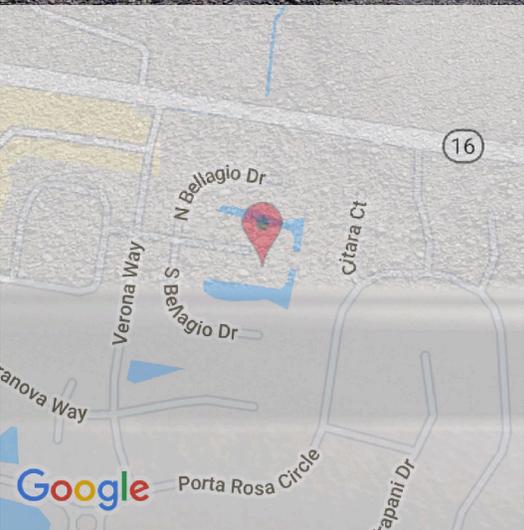
United States



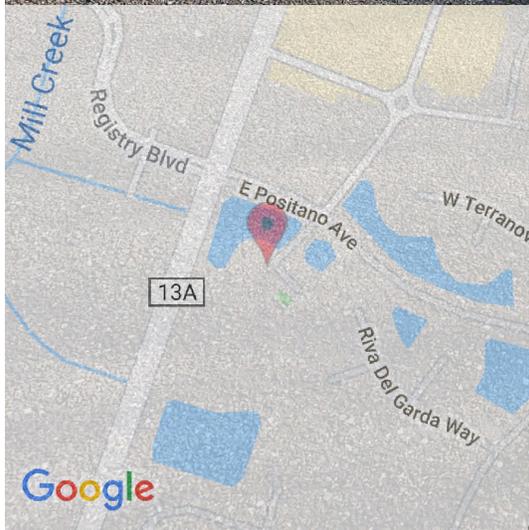
16°C

61°F

2022-01-04(Tue) 09:43(AM)



Google



101 E Positano Ave, St. Augustine, FL 32092, USA

St. Augustine
Florida
United States



16°C
61°F

2022-01-04(Tue) 10:07(AM)



SITE SERVICES
386.214.3672

LICENSED & INSURED
US DOT 2380435FL

BPO
BOUDREAUX'S
PRO-GRADE, LLC



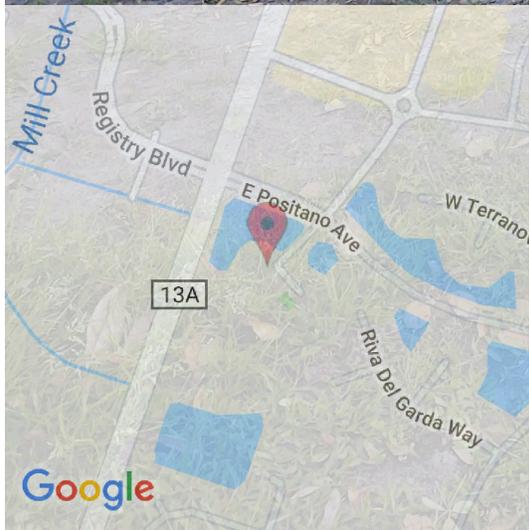
101 E Positano Ave, St. Augustine, FL 32092, USA

St. Augustine
Florida
United States



16°C
61°F

2022-01-04(Tue) 10:37(AM)



101 E Positano Ave, St. Augustine, FL 32092, USA

St. Augustine
Florida
United States



16°C
61°F

2022-01-04(Tue) 11:10(AM)

2.

ROBERTS TREE SERVICE

5846 COUNTY ROAD 218

JAX, FL 32234

OFFICE: 904-777-4793

JASON: 509-0011

| | |
|------------|-----------|
| Date | CONTRACT# |
| 12/20/2021 | 20369 |

| |
|--|
| BILLING ADDRESS |
| RIVERSIDE MANAGEMENT SERVICES INC 9655 FLORIDA MINING BLVD., BLDG 300, SUITE 305 JAX., FL 32257 JIM:759-9833 |

| |
|---|
| JOB LOCATION |
| 235 MURABELLA PKWY ST. AUGUSTINE, FL 32092 |

| | |
|-----|----------------|
| Rep | Terms |
| JRP | Due on receipt |

| Description | Total |
|---|-------------------|
| REMOVE 16 DEAD PINE TREE'S. CUT STUMP'S LOW. DO NOT GRIND STUMP'S. HAUL AWAY ALL DEBRIS. | 4,800.00 |
| *NOT RESPONSIBLE YARD DAMAGE, UNDERGROUND UTILITIES, CONCRETE OR FENCE DAMAGE. IF AGREE PLEASE SIGN. | |
| Total | \$4,800.00 |

Signature _____

| | | | |
|--------------|----------|-------------------------|----------------------------|
| Phone # | Fax # | E-mail | Web Site |
| 904-509-0011 | 289-9233 | jason2padgett@yahoo.com | www.robertstreeservice.com |

3.



December 13, 2021

Att: Jim Schieszer
Murabella Amenity Center
101 W. Positano Ave
St. Augustine, FL 32092

Following are the specifications and price to paint one set of yellow pickleball lines on one existing tennis court at Murabella Amenity Center, St. Augustine, Florida.

1. **Lines** - Paint one set of yellow pickleball playing lines for one tennis court, *utilizing the tennis net for playing.*

The total price for the above outlined work is **\$1,650.00**.

This Price is good for thirty (30) days.

ACCEPTED BY:

Court Surfaces

For:

Bryan McMandon
Managing Member



Terms and Conditions

Scope of Work. The work covered by this proposal will be only that specifically outlined herein, and to provide a price for the work in accordance with plans, specifications and or verbally agreed description that were furnished and provided to, Court Surfaces. Any change or variance between, owner, contractors, management, plans, specifications, proposal, or work not covered will be considered as an extra and may be subject to further negotiations, agreement and pricing between both parties prior to work being done. The attached scope of work is an integral part of this proposal/contract and must be completed, signed and returned with all legal owners, property management and job information (Notice of Commencement), before final acceptance can be considered or said work can be scheduled.

Damages/Delays. Court Surfaces agrees to perform, conduct, handle and maintain a professional manner, service, and workmanship. Court Surfaces will not be held responsible for the following (a) damage or replacement to undisclosed underground utilities, cables, lines pipes, irrigation and or landscaping. These areas should be properly surveyed and marked prior to our arrival (b) Damage to property of others, nor any and all of our work caused by other parties. (c) Delays in completion caused by strikes, acts of God, labor disputes, accidents, delays of other contractors, owners, management of property, or any other parties involved, inclement weather conditions, or other contingencies beyond our control. (d) Any unsuitable subsoil condition, or the removal of any unsuitable subsoil condition such as muck, marl, clay, water, etc. or the replacements of clean fill unless specifically stated.

Permitting. Permitting, Testing, Surveys, Engineer's Drawings are not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager.

Warranty. All work is guaranteed against defects in materials and workmanship for one year from date of completion, subject to proper maintenance by owner.

Exception to warranty. Any of the cracks in existing court's surface and / or any new cracks/blisters may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship. Court Surfaces is responsible for "top-down" workmanship only. We are not responsible for "bottom-up" issues due to existing base material including moisture, cracking, blisters, peeling, etc.

Payment. Payments are due upon receipt unless otherwise stated in writing. Payments over 30 days past due are subject to late fees outlined below:

30 days after Completion date OF 2.5% applied to bill balance

60 days after Completion date OF 5% applied to bill balance

90 Days after Completion date OF 7% applied to bill balance

120 days after Completion date OF 10% applied to bill balance

At 90 days liens will be placed on said property and WILL NOT BE RELEASED UNTILL COMPLETE FINAL PAYMENT IS MADE AND SAID PAYMENT FUNDS HAVE CLEARED.

Failure to pay on time will result in the forfeiture of Warranty.

Work Site. Work site must be closed for the duration of the job. We recommend signage if possible. Damage done to the jobsite while work is in progress is not the responsibility of Court Surfaces and will result in an additional charge if further repairs are necessary as a result. This includes damage from outside factors including but not limited to people, pets, wildlife, vandalism etc.

Court Surfaces - 1528 Virgils Way #6, Green Cove Springs, FL 32043

<http://www.courtsurfacesfla.com/>

4.

Trimac Outdoor

PO Box 8699, 1880 Eastwest Pkwy
Fleming Island, FL 32006 US
(904) 505-4694
Jillf@trimacoutdoor.com
www.trimacoutdoor.com



Estimate

ADDRESS
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

SHIP TO
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

ESTIMATE 4908
DATE 12/07/2021

JOB | SCOPE
Mulching 2022

| ACTIVITY | QTY | RATE | AMOUNT |
|---|-------|-------|-----------|
| Install 220 cy Brown Mulch (1st Top Dressing) | 220 | 48.00 | 10,560.00 |
| Install: 4700 Bales Pine straw (1st Top Dressing) | 4,700 | 6.50 | 30,550.00 |

TOTAL **\$41,110.00**

Accepted By

Accepted Date

5.

Trimac Outdoor

PO Box 8699, 1880 Eastwest Pkwy
Fleming Island, FL 32006 US
(904) 505-4694
Jillf@trimacoutdoor.com
www.trimacoutdoor.com



Estimate

ADDRESS
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

SHIP TO
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

ESTIMATE 4907
DATE 12/07/2021

JOB | SCOPE
San Marino Park - Sod

| ACTIVITY | QTY | RATE | AMOUNT |
|---|--------|------|-----------|
| San Marino Park: Spray Herbicide for weeds, remove all dead vegetation and Install 42000sf St Augustine sod | 42,000 | 1.10 | 46,200.00 |

TOTAL

\$46,200.00

Accepted By

Accepted Date





6.

Turnbull Creek Treat Sheet

Date: 11-2-21

Weather: Partly Cloudy

Winds: 0-10 MPH

MuraBella

| <u>Lake</u> | <u>Plants Treated</u> | <u>Trash Pickup</u> | <u>Chemical Used</u> |
|-------------|--|---------------------|----------------------|
| 1 | Niad | Yes | Diquat |
| 2 | Algac | Yes | Copper Sulfate |
| 3 | None | Yes | None |
| 4 | Algac | Yes | Copper Sulfate |
| 5 | Niad | Yes | Diquat |
| 6 | Torpedo Grass, Alligator Weed, Pennywort | Yes | Polaris |
| 7 | None | Yes | None |
| 8 | None | Yes | None |
| 9 | None | Yes | None |
| 10 | Torpedo Grass, Alligator Weed, Pennywort | Yes | Polaris |
| 11 | Torpedo Grass, Alligator Weed, Pennywort | Yes | Polaris |
| 12 | Torpedo Grass, Alligator Weed, Pennywort | Yes | Polaris |
| 13 | Torpedo Grass, Alligator Weed, Pennywort | Yes | Polaris |
| 14 | Torpedo Grass, Alligator Weed, Pennywort | Yes | Polaris |

| <u>Lake</u> | <u>Plants Treated</u> | <u>Trash Pickup</u> | <u>Chemical Used</u> |
|-------------|--|---------------------|----------------------|
| 1 | Torpedo Grass, Alligator Weed, Pennywort | Yes | Polaris, Aquashade |
| 2 | Torpedo Grass, Alligator Weed, Pennywort | Yes | Polaris, Aquashade |

Pescara

| <u>Lake</u> | <u>Plants Treated</u> | <u>Trash Pickup</u> | <u>Chemical Used</u> |
|-------------|-----------------------|---------------------|----------------------|
| 1 | None | Yes | None |
| 2 | None | Yes | None |
| 3 | None | Yes | None |
| 4 | None | Yes | None |
| 5 | None | Yes | None |

Comments: Lakes were very low in Pescara,

D.

1.



{the gift of dance}



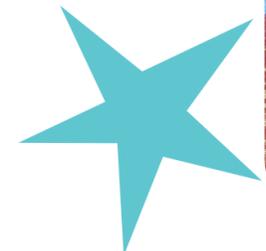
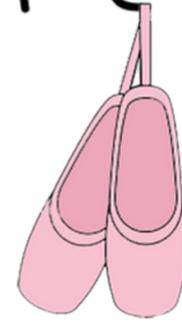
**Online Registration for Spring
Now Available...**

**Murabella- Thursdays
starting January 20th- May 10th
4:45pm- 5:30pm Ages 3-5
\$65 per month**



**5:30-6:30pm
Grades- 1st-5th
\$70 per month**

(Performance attire not included)



**For more information visit:
giftofdance.net
thegiftofdanceclass@gmail.com
904-434-5607**

2.

AMENITY ATHLETICS

THE LEAGUE THAT YOU CAN WALK TO

Spring Soccer

Registration: January 1 - February 15

Season: March 26 - May 21

Boys & Girls Ages 3-14

\$105 per child: Jersey, Shorts & Award

Join us!



Games on Saturdays at Bartram Springs & Heritage Landing. No Games Easter Weekend
Practice in a community near you.

Register at AmenityAthletics.com

3.

AMENITY ATHLETICS

SPRING YOUTH BASKETBALL LEAGUE

★ APRIL 13TH - MAY 18TH: SIX WEEKS ★

Registration: January 1st - March 1st

Co-ed Leagues: 8-10 Years Old 11-13 years old
3 VS 3 Half Court

\$95.00 per child: includes jersey and award

Games on WEDNESDAYS starting after school.
2 games at each location: Bartram Springs,
Heritage Landing and Julington Creek Plantation

Register at www.AmenityAthletics.com

SEVENTH ORDER OF BUSINESS

A.

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Tuesday, November 9, 2021 at 6:31 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

| | |
|--------------------|------------------|
| Chris DelBene | Chairman |
| Diana Jordan-Burks | Vice Chairperson |
| Brian J. Wing | Supervisor |
| Chuck Labanowski | Supervisor |
| Jeremy Vencil | Supervisor |

Also Present were:

| | |
|-------------------|----------------------|
| Ernesto Torres | District Manager |
| Jennifer Kilinski | District Counsel |
| Steve Collins | District Engineer |
| Jim Schieszer | Riverside Management |
| Erick Hutchinson | Amenity Manager |
| Todd Murphy | Trimac |

The following is a summary of the actions taken at the November 9, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:31 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. James stated I'm here to address item five, the request to repaint the second tennis court with pickleball lines. Thank you for resurfacing the courts, we use them a lot. There is a group of about ten that play four to five days a week. There are other people playing too. We are requesting that you paint the other side of the court so we can play more games.

A resident stated at the last CDD meeting you mentioned starting on the large pond. Do you have a timeline on that?

Mr. Torres stated we will take that later in the agenda.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Manager (Presenter: Trimac)

1. Inspection Checklist

Mr. Schieszer stated we have had Trimac for over 30-days now and we are catching up on everything. They had a 30-day list where they went through the entire property and for the most part everybody is quite pleased with it at this point. The berms are getting cleaned up, all the grasses are in order now and they have the flowers planted at the entrances, a few died due to irrigation issues but that was fixed today.

Mr. Wing stated I have heard lots of positive comments, but one resident thought they were cutting the pond banks too short.

Mr. Murphy stated the Bahia should be around 3-3 ½” and St. Augustine should be 4-4 ½”. Usually in the winter St. Augustine will go down to about 4” but the Bermuda is the same way, you want to keep it low. They are not scalping it but when it was cut in the summer, they let it grow too high.

B. Engineer (Presenter: JMT)

Mr. Collins stated the contractor signed the agreement for the pond bank issue and they are ready to go. We are waiting on the NOI with Department of Environmental Protection, it is in their court and when we get that from DEP they will be ready to start.

Mr. Torres stated I would like to move up item 10A, before Steve leaves.

Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2022

Ms. Kilinski stated I provided a supplemental memo regarding the changes to the law that requires special districts, counties and cities to provide a stormwater needs assessment every five years. We were waiting on the office of economic research and development to provide some guidelines and we were hoping they would provide specific parameters. We recommend that your engineer provide a work authorization to start doing that work.

Mr. Collins stated I sent a proposal for us to do that. We have to do this for all the districts and we put together a proposal to do the least amount of effort to get this report done. The scope

we included is a stormwater inventory and cost estimate and filling in the remainder of this report. The report provides a 20-year expenditure plan for all your stormwater infrastructure, which is all the pipes, inlets and ponds and the cost to replace them and the like if that falls within the next 20-years. There could be a benefit to you of having this report to be able to plan ahead in terms of expenditures. Our estimate to produce that report for you is \$5,890. We are not doing a pipe inspection, we are going to look at all the plans, permits and what other information you have to develop an inventory. This is just stormwater structures, not sewer and look at the age of everything and when things have to be replaced. The form asked if you have a dedicated funding source for that or would it be a non-dedicated funding source.

On MOTION by Mr. Wing seconded by Ms. Burks with all in favor the proposal from JMT to prepare the stormwater needs analysis in the amount of \$5,890 was approved.

The next two items taken out of order.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Enhancement

Mr. DelBene asked what besides the cedar trees was Duval supposed to do?

Mr. Schieszer stated in my opinion that is it.

Mr. Wing stated the cedar and the mulch.

On MOTION by Mr. DelBene seconded by Mr. Vencil with all in favor the proposal for landscape enhancement for the amenity area in the amount of \$3,810 was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Entry Monuments
Landscape Enhancement**

Mr. Murphy stated we were asked to give two options for the soccer field, one to seed and because it is full of weeds, we have to spray to kill the weeds, then aerate, fertilize and seed it and that is option 1 at \$4,890. The other option is to resod and you would be able to use it in about a month and the first option would be an entire season, you would not be able to use the field for 6-8 months. We couldn't seed it until spring so you would lose the whole summer until the next season.

Mr. Wing stated I prefer to wait a year and fix this field right.

Mr. Vencil asked in two years would we see a better long term outcome from seeding or sodding?

Mr. Murphy stated seeding takes longer and you have to water it more while it germinates and once it gets into the hot season the first layer of soil gets hot and dries out very quick. You want to promote that root growth and water it throughout the day. It does fill in and wears better and you have more of an even surface when you let it root in. Long term that is the best way to do it. Since this is an actual soccer field kids are going to tear it up so you have to come back and maintain it.

Mr. Labanowski asked why don't we hold off on this because the county has the new park out for bid and it will give the kids a place to go to when the park opens.

Mr. DelBene asked if we vote on this in January, can you get started in March?

Mr. Murphy responded yes.

This item tabled until the January meeting.

Landscape Enhancements for Entry and Center Island

Mr. Wing stated currently in the contract is swapping out the flowers three or four times a year.

Mr. Murphy stated the annual flowers are in the contract, it is the plants other than the flowers. We are replacing all the plants. The entranceway calls for flowers, everything else is plant material. We are not adding flowers.

Mr. Wing stated I suggest we table this until we get a little further into the fiscal year.

M. Vencil this is the entry to our neighborhood, and I would like to enhance it.

Mr. Labanowski stated if we did the SR 16 entrance and West Positano entrance it is about \$16,000 and we can address the rest of it down the road.

Mr. Murphy stated I don't like to put in plantings the last two weeks of January and the first two weeks of February because that is when we get the hardest freezes. I typically hold off on that, but it depends on the weather.

Mr. Vencil stated we are doing the front of the entry and behind the gates it will be hedges. We just want a facelift from the monument walls out.

Ms. Burks stated you will do the front of the wall on both sides and the front part of the middle and not the whole island.

Ms. Kilinski stated we need clarification of exactly what you want done.

Mr. Vencil stated we are going to do the center monument sign at \$5,0047 the incoming side, the \$7,219 and incoming side at \$4,447 for a total of \$16,713. What is the long term plan to get all three done?

Mr. DelBene stated do one at a time in full.

Mr. Labanowski stated wait on the 16 entrance, because they are doing work in that area.

Mr. DelBene moved to approve the proposal from Trimac for the Pacetti entrance in the amount of \$31,327 to be taken out of landscape contingency with the work to commence in March and Mr. Labanowski seconded the motion.

Mr. Wing stated I am perfectly comfortable doing this, but not at this time, we are one month into the new fiscal year, we already spent \$6,000 that was not budgeted and we are not going to plant it until February anyway. I don't see the rush.

Mr. Labanowski stated we have \$51,000 in contingency from last year that we didn't spend.

Mr. Torres stated yes.

On voice vote with four in favor and Mr. Wing opposed the motion passed.

Mr. Murphy stated we are going to do the entrance and not the mulch, just clean it up.

FOURTH ORDER OF BUSINESS

Consideration of Duval Landscape Final Invoice (Presenter: Ernesto Torres)

Mr. DelBene stated I think we all agreed to take off the \$550 from the invoice we approved before. Is there anything else they did not do that they were contractually obligated to do?

Mr. Schieszer stated they did very poor work, but I don't see us fighting about that.

Mr. DelBene asked Jennifer, do you see a problem with us removing the \$550? Do you think Duval is going to fight over it?

Ms. Kilinski stated I don't think so, I think they are expecting something more significant with the back and forth we have had on some of the deficiencies.

Mr. Murphy stated that is why I said earlier we cannot be responsible for your turf because you have weeds. With our weekly reports and ride throughs with Jim things will not fall through the cracks.

On MOTION by Mr. DelBene seconded by Ms. Burks with three in favor and Mr. Wing and Mr. Labanowski opposed the final payment to Duval will be \$24,789.

Mr. Labanowski asked what is the mulching schedule?

Mr. Murphy stated mulch is extra and is not part of your contract. Whenever you want it, we will propose it and get it done.

Mr. Labanowski stated the labor you provide we just pay for the mulch.

Mr. Murphy stated no, we get it blown in, we don't do the labor. Pine straw is put out by hand. We also have contractors who do that, all they do is pine straw. The hard mulch gets blown. We can do that any time you would like.

Mr. Wing asked is it less expensive to you to use blowers on the mulch opposed to doing it by hand?

Mr. Murphy stated absolutely, you couldn't afford it if we had to do everything by hand with mulch. It would cost about \$85 or \$90 a yard.

Mr. Wing stated in your proposal you have \$8 for a bag of mulch and it is \$2.50 at Ace Hardware.

Mr. Murphy stated it depends on the size of the bag, and you have to look at the labor of putting it out and we still have to make a profit.

FIFTH ORDER OF BUSINESS

Consideration of Request to Repaint 2nd Tennis Court with Pickleball Lines

Mr. Wing stated we did have some complaints from tennis players, but I haven't hear any complaints in 6-months. It gets used more with the pickleball lines.

Mr. Schieszer stated one of the tennis players that complained about it now plays pickleball.

will have a statutory rate increase of 1% to 2%. There are other contract provisions that we will update that are one-offs. For example, you can't do business with certain foreign states and you can't accept gifts from foreign states. There are some things we are going to have to add to our construction contracts.

3. Public Records Exemptions for Addresses and Other Information Associated with Certain Officers, Judges, etc.

Ms. Kilinski stated there is a public records exemption change. Historically, we have in all of our documents including when you get your amenity card, you sign a document and there is a piece on that form that says, are you exempt from public records. Judges, certain kinds of attorneys, police are exempt and we do have in this district and others folks that have claimed that exemption. They have made a recent legislative change that makes that person who is claiming the exemption submit a written and notarized request to maintain that exemption and they have to provide an oath associated with that. We will make sure those changes are incorporated in your forms.

B. Manager - (Presenter: Ernesto Torres)

There being none, the next item followed.

C. Operation Manager – (Presenter: James Schieszer)

1. Memorandum

Mr. Schieszer gave an overview of the monthly memorandum, copy of which was included in the agenda package.

D. Amenity Center Update (Presenter: Erick Hutchinson)

Mr. Hutchinson asked would you be okay with trading food truck Friday for food truck Tuesday? I have been brainstorming with a couple vendors and we don't always get the best food trucks because they are going to go where they make the most money. Most places do food truck Fridays and if were to switch it to a Tuesday we are going to get more of a variety of trucks and you will attract more people on a Tuesday.

Mr. Wing stated let's give it a try.

Mr. Vencil stated people don't show up because they don't know what food trucks will be there.

Mr. Hutchinson stated this is a new vendor and it will be better and it will start in January.

Mr. Wing stated thanks to Erick for a wonderful Halloween event.

ELEVENTH ORDER OF BUSINESS Supervisor’s Requests and Public Comments

A resident stated the carpet needs to be cut and replaced. The binding is coming off.

Mr. Hutchinson stated I can replace it if the board is okay with that.

It was the consensus of the board to have Mr. Hutchinson remove the carpet tomorrow and to replace it with an equivalent carpet.

TWELFTH ORDER OF BUSINESS Approval of Consent Agenda (Presenter: Ernesto Torres)

- A. Approval of Minutes of the September 14, 2021 Meeting**
- B. Balance Sheet as of October 31, 2021 and Statement of Revenues & Expenditures for the Period Ending October 31, 2021; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C. Approval of Check Register**
- D. Ratification of Audit Engagement Letter with Berger Toombs**
- E. Ratification of Hold Harmless and License Agreement**

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor the consent agenda items were approved.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – January 11, 2022 at 6:30 p.m.

Mr. Torres stated the next meeting will be held January 11, 2022, with a closed session starting at 5:30 p.m. with the regular business meeting to start at 6:30 p.m.

On MOTION by Mr. Wing seconded by Ms. Burks with all in favor the meeting adjourned at 8:15 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek

Community Development District

Unaudited Financial Reporting

November 30, 2021

Turnbull Creek
Community Development District
Combined Balance Sheet
November 30, 2021

| | <u>Governmental Fund Types</u> | | | | Totals (Memorandum Only) |
|--|--------------------------------|---------------------|-------------------------|------------------------|---|
| | <u>General</u> | <u>Debt Service</u> | <u>Capital Projects</u> | <u>Capital Reserve</u> | |
| Assets: | | | | | |
| Cash - Wells Fargo | --- | --- | --- | \$371,426 | \$371,426 |
| Cash - Hancock Bank | \$170,859 | --- | --- | --- | \$170,859 |
| Investments: | | | | | |
| Investment - SBA | \$42 | --- | --- | --- | \$42 |
| Investment-General Account | \$291,969 | --- | --- | --- | \$291,969 |
| Series 2015 A1-A2 | | | | | |
| Revenue | --- | \$130,671 | --- | --- | \$130,671 |
| Reserve A1 | --- | \$388,486 | --- | --- | \$388,486 |
| Reserve A2 | --- | \$106,788 | --- | --- | \$106,788 |
| Prepayment A1 | --- | \$565 | --- | --- | \$565 |
| Prepayment A2 | --- | \$13 | --- | --- | \$13 |
| Construction | --- | --- | \$1 | --- | \$1 |
| COI | --- | --- | \$2,743 | --- | \$2,743 |
| Series 2015 B1-B2 | | | | | |
| Revenue B | --- | \$14,163 | --- | --- | \$14,163 |
| Reserve B1 | --- | \$31,826 | --- | --- | \$31,826 |
| Reserve B2 | --- | \$9,553 | --- | --- | \$9,553 |
| Prepayment B1 | --- | \$2,410 | --- | --- | \$2,410 |
| Prepayment B2 | --- | \$1,635 | --- | --- | \$1,635 |
| Redemption | --- | \$105 | --- | --- | \$105 |
| Series 2016 | | | | | |
| Reserve | --- | \$115,776 | --- | --- | \$115,776 |
| Revenue | --- | \$6,644 | --- | --- | \$6,644 |
| Interest | --- | \$0 | --- | --- | \$0 |
| Due From General Fund | --- | \$33,797 | --- | --- | \$33,797 |
| Prepaid Expenses | \$0 | --- | --- | --- | \$0 |
| Due From Other | \$539 | --- | --- | --- | \$539 |
| Assessment Receivable | --- | --- | --- | --- | \$0 |
| Total Assets | \$463,409 | \$842,433 | \$2,744 | \$371,426 | \$1,680,012 |
| Liabilities: | | | | | |
| Accounts Payable | \$61,177 | --- | --- | \$0 | \$61,177 |
| Accrued Expenses | \$1,224 | --- | --- | --- | \$1,224 |
| FICA Payable | --- | --- | --- | --- | \$0 |
| Due to Capital Reserve | --- | --- | --- | --- | \$0 |
| Due to General Fund | --- | --- | --- | --- | \$0 |
| Due to Other | --- | --- | --- | --- | \$0 |
| Due to Debt Service 2016 | \$33,797 | --- | --- | --- | \$33,797 |
| Fund Balances: | | | | | |
| Assigned General Fund | \$99,413 | --- | --- | --- | \$99,413 |
| Restricted for Debt Service | --- | \$842,433 | --- | --- | \$842,433 |
| Restricted for Capital Projects | --- | --- | \$2,744 | --- | \$2,744 |
| Nonspendable | \$0 | --- | --- | --- | \$0 |
| Unassigned | \$267,797 | --- | --- | \$371,426 | \$639,223 |
| Total Liabilities and Fund Equity | \$463,409 | \$842,433 | \$2,744 | \$371,426 | \$1,680,012 |

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending November 30, 2021

| | Adopted Budget | Prorated Thru 11/30/21 | Actual Thru 11/30/21 | Variance |
|-------------------------|--------------------|---------------------------|-------------------------|--------------|
| <u>Revenues:</u> | | | | |
| Maintenance Assessments | \$1,207,047 | \$130,967 | \$130,967 | \$0 |
| Interest/Miscellaneous | \$2,000 | \$333 | \$143 | (\$190) |
| Amenities Revenue | \$3,000 | \$500 | \$1,270 | \$770 |
| Total Revenues | \$1,212,047 | \$131,801 | \$132,381 | \$580 |

Expenditures:

Administrative

| | | | | |
|---|------------------|-----------------|-----------------|----------------|
| Supervisor Fees | \$6,400 | \$1,067 | \$600 | \$467 |
| FICA Expense | \$490 | \$82 | \$46 | \$36 |
| Engineering (Juro & Associates, LLC) | \$16,000 | \$2,667 | \$0 | \$2,667 |
| Arbitrage (Grau) | \$2,400 | \$0 | \$0 | \$0 |
| Dissemination (GMS & Disclosure Services) | \$2,850 | \$475 | \$333 | \$142 |
| Trustee (US Bank) | \$14,620 | \$3,631 | \$3,631 | \$0 |
| Attorney (HGS) | \$47,000 | \$7,833 | \$3,125 | \$4,709 |
| Tax Roll Assessments (GMS) | \$5,000 | \$5,000 | \$5,000 | \$0 |
| Annual Audit (Berger Toomb) | \$3,745 | \$0 | \$0 | \$0 |
| Management Fees (GMS) | \$45,000 | \$7,500 | \$7,500 | \$0 |
| Information Technology (GMS) | \$1,800 | \$300 | \$300 | \$0 |
| Telephone | \$1,000 | \$167 | \$121 | \$46 |
| Postage | \$800 | \$133 | \$109 | \$24 |
| Printing & Binding | \$1,800 | \$300 | \$56 | \$244 |
| Insurance (FIA) | \$9,488 | \$9,488 | \$8,927 | \$561 |
| Legal Advertising | \$2,000 | \$333 | \$0 | \$333 |
| Other Current Charges | \$1,000 | \$167 | \$124 | \$43 |
| Office Supplies | \$170 | \$28 | \$7 | \$21 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$175 | \$0 |
| Website Compliance (GMS) | \$1,200 | \$200 | \$200 | \$0 |
| Administrative Expenses | \$162,938 | \$39,546 | \$30,253 | \$9,292 |

Amenity Center

| | | | | |
|--------------------------------------|----------|----------|----------|----------|
| Insurance (FIA) | \$25,421 | \$25,421 | \$14,994 | \$10,427 |
| Pest Control (Turner Pest Control) | \$3,123 | \$521 | \$389 | \$132 |
| Repairs & Replacements | \$36,000 | \$13,031 | \$13,031 | \$0 |
| Recreational Passes | \$800 | \$0 | \$0 | \$0 |
| Office Supplies | \$1,800 | \$300 | \$55 | \$245 |
| Other Current Charges | \$540 | \$90 | \$90 | \$0 |
| Permit Fees (Pool, ASCAP/BMI/SEASAC) | \$2,000 | \$0 | \$0 | \$0 |

Utilities

| | | | | |
|------------------------------|----------|---------|---------|-------|
| Water & Sewer (STCUD) | \$12,000 | \$2,000 | \$1,549 | \$451 |
| Electric (FPL) | \$36,000 | \$6,000 | \$5,468 | \$532 |
| Telephone/Internet (Comcast) | \$3,800 | \$633 | \$629 | \$4 |

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending November 30, 2021

| | Adopted Budget | Prorated Thru 11/30/21 | Actual Thru 11/30/21 | Variance |
|--|--------------------|---------------------------|-------------------------|-----------------|
| <u>Amenity Center Cont'd.</u> | | | | |
| <u>Management Contracts</u> | | | | |
| Lifeguards/Pool Monitors (RMS) | \$33,312 | \$0 | \$0 | \$0 |
| Facility Monitor (RMS) | \$25,581 | \$4,263 | \$4,025 | \$238 |
| Facility Management (RMS) | \$64,481 | \$10,747 | \$10,747 | (\$0) |
| Facility Attendants (RMS) | \$17,124 | \$2,854 | \$1,871 | \$983 |
| Field Operations (RMS) | \$54,184 | \$9,031 | \$9,031 | \$0 |
| Facility Maintenance (RMS) | \$51,796 | \$8,633 | \$8,633 | \$0 |
| Pool Maintenance (RMS) | \$14,317 | \$2,386 | \$2,317 | \$70 |
| Pool Chemicals (POOLSURE) | \$13,524 | \$2,254 | \$1,710 | \$544 |
| Janitorial Services (RMS) | \$9,064 | \$1,511 | \$1,467 | \$44 |
| Common Area Waste Collection (RMS) | \$19,344 | \$3,224 | \$3,224 | \$0 |
| Program Director (RMS) | \$2,722 | \$454 | \$454 | (\$0) |
| Refuse Service (Waste Management) | \$11,424 | \$1,904 | \$1,904 | (\$0) |
| Security - ENVERA | \$6,409 | \$4,645 | \$4,645 | \$0 |
| Special Events | \$9,000 | \$4,979 | \$4,979 | \$0 |
| Holiday Decorations | \$6,772 | \$0 | \$0 | \$0 |
| Pressure Washing | \$2,700 | \$0 | \$0 | \$0 |
| <u>Amenity Center Expenses</u> | \$463,239 | \$104,880 | \$91,209 | \$13,671 |
| <u>Grounds Maintenance</u> | | | | |
| Streetlighting (FPL) | \$40,500 | \$6,750 | \$6,450 | \$300 |
| Lake Maintenance (Future Horizons) | \$14,100 | \$2,350 | \$2,449 | (\$99) |
| Landscape Maintenance (Duval Landscape) | \$350,698 | \$58,450 | \$46,908 | \$11,542 |
| Landscape Contingency | \$28,000 | \$5,770 | \$5,770 | \$0 |
| Irrigation Repairs | \$6,000 | \$1,000 | \$390 | \$610 |
| Capital Reserves | \$245,986 | \$0 | \$0 | \$0 |
| <u>Grounds Maintenance Expenses</u> | \$685,284 | \$74,320 | \$61,967 | \$12,353 |
| Total Expenses | \$1,311,461 | \$218,745 | \$183,430 | \$35,316 |
| Excess Revenues (Expenditures) | (\$99,413) | | (\$51,049) | |
| Fund Balance - Beginning | \$99,413 | | \$418,259 | |
| Fund Balance - Ending | \$0 | | \$367,211 | |

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2022

| | October | November | December | January | February | March | April | May | June | July | August | September | Total |
|--------------------------------|-----------------|------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------|
| <u>Revenues:</u> | | | | | | | | | | | | | |
| Maintenance Assessments | \$0 | \$130,967 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$130,967 |
| Interest/Miscellaneous | \$91 | \$52 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$143 |
| Amenities Revenue | \$447 | \$823 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,270 |
| Total Revenues | \$538 | \$131,842 | \$0 | \$132,381 |
| <u>Expenditures:</u> | | | | | | | | | | | | | |
| <u>Administrative</u> | | | | | | | | | | | | | |
| Supervisor Fees | \$0 | \$600 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$600 |
| FICA Expense | \$0 | \$46 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$46 |
| Engineering | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arbitrage | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Dissemination | \$167 | \$167 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$333 |
| Trustee | \$3,631 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,631 |
| Attorney | \$454 | \$2,671 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,125 |
| Tax Roll Assessments | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| Annual Audit | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Management Fees | \$3,750 | \$3,750 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$7,500 |
| Computer Time | \$150 | \$150 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$300 |
| Telephone | \$24 | \$97 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$121 |
| Postage | \$68 | \$42 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$109 |
| Printing & Binding | \$47 | \$9 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$56 |
| Insurance | \$8,927 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,927 |
| Legal Advertising | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Current Charges | \$84 | \$39 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$124 |
| Office Supplies | \$1 | \$7 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$7 |
| Dues, Licenses & Subscriptions | \$0 | \$175 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175 |
| Website Compliance | \$100 | \$100 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$200 |
| Administrative Expenses | \$22,402 | \$7,851 | \$0 | \$30,253 |
| <u>Amenity Center</u> | | | | | | | | | | | | | |
| Insurance | \$14,994 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,994 |
| Pest Control | \$194 | \$194 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$389 |
| Repairs & Replacements | \$3,358 | \$9,672 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,031 |
| Recreational Passes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Office Supplies | \$55 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$55 |
| Other Current Charges | \$45 | \$45 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$90 |
| Permit Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| <u>Utilities</u> | | | | | | | | | | | | | |
| Water & Sewer | \$869 | \$680 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,549 |
| Electric | \$2,753 | \$2,716 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,468 |
| Telephone/Cable/Internet | \$315 | \$314 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$629 |

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2022

| | October | November | December | January | February | March | April | May | June | July | August | September | Total |
|--|--------------------|-----------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------------|
| <i>Amenity Center Cont'd.</i> | | | | | | | | | | | | | |
| <i>Management Contracts</i> | | | | | | | | | | | | | |
| <i>Pool Monitors/Lifeguards</i> | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| <i>Facility Monitor</i> | \$1,893 | \$2,132 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,025 |
| <i>Facility Management (5,373.42)</i> | \$5,373 | \$5,373 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,747 |
| <i>Facility Attendants</i> | \$786 | \$1,085 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,871 |
| <i>Field Operations (4,515.33)</i> | \$4,515 | \$4,515 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,031 |
| <i>Facility Maintenance (4,316.33)</i> | \$4,316 | \$4,316 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,633 |
| <i>Pool Maintenance (1,158.33)</i> | \$1,158 | \$1,158 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,317 |
| <i>Pool Chemicals (854.91 and 1399.10)</i> | \$855 | \$855 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,710 |
| <i>Janitorial Services (733.33)</i> | \$733 | \$733 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,467 |
| <i>Common Area Waste Collection</i> | \$1,612 | \$1,612 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,224 |
| <i>Program Director (226.83)</i> | \$227 | \$227 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$454 |
| <i>Refuse Service</i> | \$952 | \$952 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,904 |
| <i>Security - Envera (493)</i> | \$1,479 | \$3,166 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,645 |
| <i>Special Events</i> | \$2,979 | \$2,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,979 |
| <i>Holiday Decorations</i> | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| <i>Pressure Washing</i> | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| <i>Amenity Center Expenses</i> | \$49,462 | \$41,747 | \$0 | \$91,209 |
| <i>Grounds Maintenance</i> | | | | | | | | | | | | | |
| <i>Street lighting</i> | \$3,225 | \$3,225 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,450 |
| <i>Lake Maintenance (\$1,224.33)</i> | \$1,224 | \$1,224 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,449 |
| <i>Landscape Maintenance (\$23,454.00)</i> | \$23,454 | \$23,454 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$46,908 |
| <i>Landscape Contingency</i> | \$2,800 | \$2,970 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,770 |
| <i>Irrigation Repairs</i> | \$390 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$390 |
| <i>Capital Reserves</i> | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| <i>Grounds Maintenance Expenses</i> | \$31,094 | \$30,874 | \$0 | \$61,967 |
| <i>Total Expenses</i> | \$102,958 | \$80,472 | \$0 | \$183,430 |
| <i>Excess Revenues (Expenditures)</i> | (\$102,420) | \$51,371 | \$0 | (\$51,049) |

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending November 30, 2021

| | <i>Adopted Budget</i> | <i>Prorated Thru 11/30/21</i> | <i>Actual Thru 11/30/21</i> | <i>Variance</i> |
|--|---------------------------|---------------------------------------|-------------------------------------|-----------------|
| <u>Revenues:</u> | | | | |
| <i>Interest Income</i> | \$250 | \$250 | \$24 | (\$226) |
| <i>Assessments</i> | \$985,875 | \$106,972 | \$106,972 | \$0 |
| <i>Total Revenues</i> | \$986,125 | \$107,222 | \$106,996 | (\$226) |
| <u>Expenditures</u> | | | | |
| <u>Series 2015A-1</u> | | | | |
| <i>Interest 11/1</i> | \$165,978 | \$165,978 | \$165,978 | \$0 |
| <i>Interest 5/1</i> | \$165,978 | \$0 | \$0 | \$0 |
| <i>Principal 5/1</i> | \$445,000 | \$0 | \$0 | \$0 |
| <u>Series 2015A-2</u> | | | | |
| <i>Interest 11/1</i> | \$48,450 | \$48,450 | \$48,450 | \$0 |
| <i>Interest 5/1</i> | \$48,450 | \$0 | \$0 | \$0 |
| <i>Principal 5/1</i> | \$105,000 | \$0 | \$0 | \$0 |
| <i>Total Expenditures</i> | \$978,855 | \$214,428 | \$214,428 | \$0 |
| <i>Excess Revenues (Expenditures)</i> | \$7,270 | (\$107,205) | (\$107,431) | (\$226) |
| <u>Other Sources (Uses)</u> | | | | |
| <i>Operating Transfer In (Out)</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Total Other Sources(Uses)</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Net Change in Fund Balance</i> | \$7,270 | (\$107,431) | (\$107,431) | \$0 |
| <i>Fund Balance - Beginning</i> | \$229,349 | \$733,954 | \$733,954 | \$0 |
| <i>Fund Balance - Ending</i> | \$236,619 | \$626,523 | \$626,523 | \$0 |

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending November 30, 2021

| | <i>Adopted Budget</i> | <i>Prorated Thru 11/30/21</i> | <i>Actual Thru 11/30/21</i> | <i>Variance</i> |
|---------------------------------------|---------------------------|---------------------------------------|-------------------------------------|-----------------|
| <u>Revenues:</u> | | | | |
| Interest Income | \$0 | \$0 | \$3 | \$3 |
| Assessments | \$78,986 | \$8,570 | \$8,570 | \$0 |
| Prepayments B1 | \$0 | \$0 | \$0 | \$0 |
| Prepayments B2 | \$0 | \$0 | \$0 | \$0 |
| Total Revenues | \$78,986 | \$8,570 | \$8,573 | \$3 |
| <u>Expenditures</u> | | | | |
| <u>Series 2015B-1</u> | | | | |
| Interest 11/1 | \$19,535 | \$19,535 | \$19,250 | \$285 |
| Interest 5/1 | \$19,535 | \$0 | \$0 | \$0 |
| Principal 5/1 | \$20,000 | \$0 | \$0 | \$0 |
| <u>Series 2015B-2</u> | | | | |
| Interest 11/1 | \$5,075 | \$5,075 | \$5,194 | (\$119) |
| Interest 5/1 | \$5,075 | \$0 | \$0 | \$0 |
| Principal 5/1 | \$5,000 | \$0 | \$0 | \$0 |
| Total Expenditures | \$74,220 | \$24,610 | \$24,444 | \$166 |
| Excess Revenues (Expenditures) | \$4,766 | (\$16,040) | (\$15,871) | |
| <u>Other Sources (Uses)</u> | | | | |
| Operating Transfer In (Out) | \$0 | \$0 | \$0 | \$0 |
| Total Other Sources(Uses) | \$0 | | \$0 | |
| Net Change in Fund Balance | \$4,766 | | (\$15,871) | |
| Fund Balance - Beginning | \$33,435 | | \$75,563 | |
| Fund Balance - Ending | \$38,201 | | \$59,692 | |

Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending November 30, 2021

| | <i>Adopted Budget</i> | <i>Prorated Thru 11/30/21</i> | <i>Actual Thru 11/30/21</i> | <i>Variance</i> |
|--|---------------------------|---------------------------------------|-------------------------------------|-----------------|
| <u>Revenues:</u> | | | | |
| <i>Interest Income</i> | \$0 | \$0 | \$8 | \$8 |
| <i>Assessments</i> | \$286,513 | \$31,087 | \$31,087 | \$0 |
| <i>Total Revenues</i> | \$286,513 | \$31,087 | \$31,095 | \$8 |
| <u>Expenditures</u> | | | | |
| <u>Series 2016</u> | | | | |
| <i>Interest 11/1</i> | \$63,603 | \$63,603 | \$63,603 | \$0 |
| <i>Interest 5/1</i> | \$63,603 | \$0 | \$0 | \$0 |
| <i>Principal 5/1</i> | \$160,000 | \$0 | \$0 | \$0 |
| <i>Total Expenditures</i> | \$287,206 | \$63,603 | \$63,603 | \$0 |
| <i>Excess Revenues (Expenditures)</i> | (\$693) | (\$32,516) | (\$32,508) | |
| <i>Fund Balance - Beginning</i> | \$70,251 | | \$188,726 | |
| <i>Fund Balance - Ending</i> | \$69,558 | | \$156,218 | |

Turnbull Creek
Community Development District
Capital Projects Fund

*Statement of Revenues & Expenditures
For the Period ending November 30, 2021*

| |
|-------------------------|
| Series 2015A-1 & A-2 |
|-------------------------|

Revenues:

| | |
|-----------------|-----|
| Interest Income | \$0 |
|-----------------|-----|

| | |
|-----------------------|------------|
| Total Revenues | \$0 |
|-----------------------|------------|

Expenditures

| | |
|----------------------------------|-----|
| Capital Outlay (1) - Series 2016 | \$0 |
|----------------------------------|-----|

| | |
|------------------------------------|-----|
| Capital Outlay - Series 2015A-1-A2 | \$0 |
|------------------------------------|-----|

| | |
|-------------------------------------|-----|
| Capital Outlay - Series 2015 B-1-B2 | \$0 |
|-------------------------------------|-----|

| | |
|------------------|-----|
| Cost of Issuance | \$0 |
|------------------|-----|

| | |
|---------------------------|------------|
| Total Expenditures | \$0 |
|---------------------------|------------|

| | |
|---------------------------------------|------------|
| Excess Revenues (Expenditures) | \$0 |
|---------------------------------------|------------|

Other Sources (Uses)

| | |
|-----------------------|-----|
| Operating Transfer In | \$0 |
|-----------------------|-----|

| | |
|----------------------------------|------------|
| Total Other Sources(Uses) | \$0 |
|----------------------------------|------------|

| | |
|-----------------------------------|------------|
| Net Change in Fund Balance | \$0 |
|-----------------------------------|------------|

| | |
|---------------------------------|----------------|
| Fund Balance - Beginning | \$2,744 |
|---------------------------------|----------------|

| | |
|------------------------------|----------------|
| Fund Balance - Ending | \$2,744 |
|------------------------------|----------------|

Turnbull Creek
Community Development District
Capital Reserve Funds

*Statement of Revenues & Expenditures
For the Period ending November 30, 2021*

| | <i>Adopted Budget</i> | <i>Prorated Thru 11/30/21</i> | <i>Actual Thru 11/30/21</i> | <i>Variance</i> |
|--|---------------------------|---------------------------------------|-------------------------------------|-----------------|
| <u>Revenues:</u> | | | | |
| <i>Capital Reserve Funding - Transfer In</i> | \$245,986 | \$0 | \$0 | \$0 |
| <i>Total Revenues</i> | \$245,986 | \$0 | \$0 | \$0 |
| <u>Expenditures</u> | | | | |
| <i>Repair and Replacement</i> | \$50,000 | \$8,333 | \$0 | \$8,333 |
| <i>Capital Outlay</i> | \$50,000 | \$8,333 | \$0 | \$8,333 |
| <i>Other Current Charges</i> | \$300 | \$50 | \$7 | \$43 |
| <i>Total Expenditures</i> | \$100,300 | \$16,717 | \$7 | \$16,709 |
| <i>Excess Revenues (Expenditures)</i> | \$145,686 | | (\$7) | |
| <i>Fund Balance - Beginning</i> | \$331,853 | | \$371,433 | |
| <i>Fund Balance - Ending</i> | \$477,539 | | \$371,426 | |

Turnbull Creek
Community Development District
Long Term Debt Report

| Series 2015A1-A2 Special Assessment Refunding Bonds | |
|--|---------------------|
| Interest Rate: | 4.190% |
| Maturity Date: | 5/1/2035 |
| Reserve Fund Definition: | 50% Max Annual Debt |
| Reserve Fund Requirement: | \$488,241 |
| Reserve Fund Balance: | \$495,274 |
| Bonds outstanding - 4/30/2015 | \$13,375,000 |
| Less: May 2, 2016 (Principal) | (\$475,000) |
| Less: May 2, 2016 (Prepayment -A2) | (\$15,000) |
| Less: November 1, 2016 (Prepayment -A1) | (\$10,000) |
| Less: November 1, 2016 (Prepayment -A2) | (\$5,000) |
| Less: May 1, 2017 (Principal-A1) | (\$395,000) |
| Less: May 1, 2017 (Principal-A2) | (\$90,000) |
| Less: May 1, 2017 (Prepayment -A2) | (\$10,000) |
| Less: November 1, 2017 (Prepayment -A1) | (\$15,000) |
| Less: November 1, 2017 (Prepayment -A2) | (\$5,000) |
| Less: May 1, 2018 (Principal-A1) | (\$405,000) |
| Less: May 1, 2018 (Principal-A2) | (\$90,000) |
| Less: May 1, 2018 (Prepayment -A1) | (\$15,000) |
| Less: November 1, 2018 (Principal-A1) | (\$5,000) |
| Less: May 1, 2019 (Principal-A1) | (\$400,000) |
| Less: May 1, 2019 (Principal-A2) | (\$95,000) |
| Less: May 1, 2019 (Prepayment -A1) | (\$5,000) |
| Less: May 1, 2019 (Prepayment -A2) | (\$30,000) |
| Less: November 1, 2019 (Prepayment -A1) | (\$5,000) |
| Less: November 1, 2019 (Prepayment -A2) | (\$5,000) |
| Less: May 1, 2020 (Principal-A1) | (\$425,000) |
| Less: May 1, 2020 (Principal-A2) | (\$100,000) |
| Less: May 1, 2020 (Prepayment -A1) | (\$15,000) |
| Less: May 1, 2020 (Prepayment -A2) | (\$30,000) |
| Less: May 1, 2021 (Principal-A1) | (\$435,000) |
| Less: May 1, 2021 (Principal-A2) | (\$100,000) |
| Less: May 1, 2021 (Prepayment -A2) | (\$15,000) |
| Current Bonds Outstanding | \$10,180,000 |

| Series 2015B1-B2 Pond Bank Reconstruction Special Assessment Bonds | |
|---|---------------------|
| Interest Rate: | 4.450% |
| Maturity Date: | 5/1/2045 |
| Reserve Fund Definition: | 50% Max Annual Debt |
| Reserve Fund Requirement: | \$40,366 |
| Reserve Fund Balance: | \$41,380 |
| Bonds outstanding - 4/30/2015 | \$1,280,000 |
| Less: May 2, 2016 Principal B1 | (\$20,000) |
| Less: May 2, 2016 Principal B2 | (\$5,000) |
| Less: May 1, 2017 (Principal-B1) | (\$20,000) |
| Less: May 1, 2017 (Principal-B2) | (\$5,000) |
| Less: November 1, 2017 (Prepayment-B1) | (\$5,000) |
| Less: May 1, 2018 (Principal-B1) | (\$20,000) |
| Less: May 1, 2018 (Principal-B2) | (\$5,000) |
| Less: November 1, 2018 (Principal-B2) | (\$5,000) |
| Less: May 1, 2019 (Principal-B1) | (\$20,000) |
| Less: May 1, 2019 (Principal-B2) | (\$5,000) |
| Less: November 1, 2019 (Principal-B2) | (\$5,000) |
| Less: May 1, 2020 (Principal-B1) | (\$20,000) |
| Less: May 1, 2020 (Principal-B2) | (\$5,000) |
| Less: May 1, 2021 (Principal-B1) | (\$20,000) |
| Less: May 1, 2021 (Principal-B2) | (\$5,000) |
| Less: May 1, 2021 (Prepayment Call B2) | (\$5,000) |
| Current Bonds Outstanding | \$1,110,000 |

| Series 2016 Special Assessment Refunding and Revenue Bonds | |
|---|---------------------|
| Interest Rate: | 3.700% |
| Maturity Date: | 11/1/2037 |
| Reserve Fund Definition: | 40% Max Annual Debt |
| Reserve Fund Requirement: | \$114,079 |
| Reserve Fund Balance: | \$115,776 |
| Bonds outstanding - 5/31/2016 | \$4,196,000 |
| Less: May 1, 2017 Principal | (\$150,000) |
| Less: May 1, 2018 Principal | (\$139,000) |
| Less: May 1, 2019 Principal | (\$144,000) |
| Less: May 1, 2020 Principal | (\$150,000) |
| Less: May 1, 2020 Prepayment | (\$10,000) |
| Less: November 1, 2020 Prepayment | (\$10,000) |
| Less: May 1, 2021 Principal | (\$155,000) |
| Current Bonds Outstanding | \$3,438,000 |

C.

Turnbull Creek Community Development District

Check Run Summary

10/1/2021 - 11/30/2021

| <i>Fund</i> | <i>Date</i> | <i>Check No.s</i> | <i>Amount</i> | |
|----------------------------|--------------------|-------------------|------------------------|----------------------|
| <u>General Fund</u> | | | | |
| <i>Accounts Payable</i> | 10/1/21 - 10/31/21 | 1441-1459 | \$ | 75,269.78 |
| | 11/1/21 - 11/30/21 | 1460-1468 | \$ | 49,384.04 |
| | | | <u><i>Subtotal</i></u> | <u>\$ 124,653.82</u> |
| <i>Total</i> | | | \$ | 124,653.82 |

**Fedex invoices available upon request.*

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|----------------------------------|--------|-----------|----------------------------|
| 10/12/21 | 00269 | 9/01/21 706382 | 202110 330-57200-34500 | HIDDEN EYES LLC DBA | * | 1,479.00 | 1,479.00 001441 |
| 10/12/21 | 00376 | 9/22/21 2620 | 202109 330-57200-63100 | FENCED UP | * | 6,883.00 | 6,883.00 001442 |
| 10/12/21 | 00205 | 9/30/21 69973 | 202109 320-53800-46800 | FUTURE HORIZONS INC | * | 1,175.00 | 1,175.00 001443 |
| 10/12/21 | 00016 | 9/17/21 281 | 202110 310-51300-31700 | GOVERNMENTAL MANAGEMENT SERVICES | * | 5,000.00 | 5,000.00 001444 |
| 10/12/21 | 00016 | 10/01/21 282 | 202110 310-51300-34000 | OCT MANAGEMENT FEES | * | 3,750.00 | |
| | | 10/01/21 282 | 202110 310-51300-55000 | OCT WEBSITE ADMIN | * | 100.00 | |
| | | 10/01/21 282 | 202110 310-51300-35100 | OCT INFORMATION TECH | * | 150.00 | |
| | | 10/01/21 282 | 202110 310-51300-31300 | OCT DISSEM AGENT SERVICES | * | 166.67 | |
| | | 10/01/21 282 | 202110 310-51300-51000 | OFFICE SUPPLIES | * | .51 | |
| | | 10/01/21 282 | 202110 310-51300-42000 | POSTAGE | * | 67.57 | |
| | | 10/01/21 282 | 202110 310-51300-42500 | COPIES | * | 46.80 | |
| | | 10/01/21 282 | 202110 310-51300-41000 | TELEPHONE | * | 24.31 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 4,305.86 001445 |
| 10/12/21 | 00375 | 10/03/21 347 | 202109 310-51300-31500 | SEPT GENERAL SERVICES | * | 3,522.04 | |
| | | 10/03/21 347 | 202109 310-51300-31500 | SEPT MONTHLY MEETING | * | 1,585.58 | |
| | | 10/04/21 351 | 202109 310-51300-31500 | SEPT GENERAL SERVICES | * | 2,022.04 | |
| | | 10/04/21 352 | 202109 310-51300-31500 | SEPT MONTHLY MTG | * | 1,585.58 | |
| | | 10/03/21 347 | 202109 310-51300-31500 | SEPT GENERAL SERVICES | V | 3,522.04- | |
| | | 10/03/21 347 | 202109 310-51300-31500 | SEPT MONTHLY MEETING | V | 1,585.58- | |

TURN TURNBULL CREEK BPEREGRINO

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|--------|--------------|-----------------|--|-------------------------|--------|-----------|--------------|---------|
| 10/04/21 | 351 | 202109 | 310-51300-31500 | SEPT GENERAL SERVICES | | V | 2,022.04- | | |
| 10/04/21 | 352 | 202109 | 310-51300-31500 | SEPT MONTHLY MTG | | V | 1,585.58- | | |
| | | | | | | | | .00 | 001446 |
| 10/12/21 | 00346 | 10/01/21 | MURA5873 | 202110 330-57200-49000 | OCT PREMIUM WEBSITE | * | 45.00 | | |
| | | | | | | | | 45.00 | 001447 |
| 10/12/21 | 00041 | 10/21/21 | 13129560 | 202110 330-57200-46500 | OCT POOL CHEMICALS | * | 854.91 | | |
| | | | | | | | | 854.91 | 001448 |
| 10/12/21 | 00163 | 10/01/21 | 67 | 202110 330-57200-34200 | OCT JANITORIAL SERVICES | * | 733.33 | | |
| 10/01/21 | 67 | 202110 | 330-57200-46400 | OCT POOL MAINTENANCE SRV | | * | 1,158.33 | | |
| 10/01/21 | 67 | 202110 | 330-57200-34800 | OCT FAC MONITOR | | * | 2,131.75 | | |
| 10/01/21 | 67 | 202110 | 330-57200-34800 | OCT FAC MONITOR (MEMO) | | * | 238.79- | | |
| 10/01/21 | 67 | 202110 | 330-57200-34000 | OCT FAC MANAGEMENT | | * | 5,373.42 | | |
| 10/01/21 | 67 | 202110 | 330-57200-34300 | OCT FAC ATTENDANTS | | * | 1,427.00 | | |
| 10/01/21 | 67 | 202110 | 330-57200-34300 | OCT FAC ATTNDT (MEMO) | | * | 640.76- | | |
| 10/01/21 | 67 | 202110 | 330-57200-34100 | OCT FAC OPERATIONS | | * | 4,515.33 | | |
| 10/01/21 | 67 | 202110 | 330-57200-34400 | OCT FAC MAINTENANCE | | * | 4,316.33 | | |
| 10/01/21 | 67 | 202110 | 330-57200-34900 | OCT COMMON AREA WSTE COLL | | * | 1,612.00 | | |
| 10/01/21 | 67 | 202110 | 330-57200-34700 | OCT PROGRAM DIRECTOR | | * | 226.83 | | |
| | | | | | | | | 20,614.77 | 001449 |
| 10/12/21 | 00377 | 9/30/21 | 458243 | 202109 320-53800-46700 | TREE SPRAYING & REMOVAL | * | 3,500.00 | | |
| | | | | | | | | 3,500.00 | 001450 |
| 10/12/21 | 00124 | 8/19/21 | 16408A | 202108 330-57200-63100 | PRECOR FLAT RATE FEE | * | 125.00 | | |
| 9/01/21 | 16528A | 202109 | 330-57200-63100 | RPR FLAT RATE FEE | | * | 145.00 | | |
| | | | | | | | | 270.00 | 001451 |

TURN TURNBULL CREEK BPEREGRINO

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------|-----|-----------------|-----|----------|--------------------------------|--------|-----------|--------------|---------|
| 10/12/21 | 00039 | 9/22/21 | 7855838 | 2021 | 09 | 330-57200-46600 | | | SEPT PEST CONTROL | * | 115.50 | | |
| | | 9/22/21 | 7856513 | 2021 | 09 | 330-57200-46600 | | | SEPT PEST CONTROL | * | 78.75 | | |
| | | | | | | | | | TURNER PEST CONTROL | | | 194.25 | 001452 |
| 10/14/21 | 00378 | 10/11/21 | 706584 | 2021 | 10 | 330-57200-49400 | | | HALLOWEEN SPECIAL EVENT | * | 734.21 | | |
| | | | | | | | | | ERICK HUTCHISON | | | 734.21 | 001453 |
| 10/26/21 | 00380 | 10/30/21 | 10302021 | 2021 | 10 | 330-57200-49400 | | | SPEC EVENT SECURITY | * | 120.00 | | |
| | | | | | | | | | CRAIG CARSON | | | 120.00 | 001454 |
| 10/26/21 | 00379 | 10/19/21 | 623595 | 2021 | 10 | 320-53800-46700 | | | QUEEN PALMS & MAGNOLIAS | * | 2,800.00 | | |
| | | | | | | | | | DISCOUNT PLANTS | | | 2,800.00 | 001455 |
| 10/26/21 | 00378 | 10/15/21 | 10152021 | 2021 | 10 | 330-57200-49400 | | | CHILI COOK OFF | * | 158.27 | | |
| | | | | | | | | | ERICK HUTCHISON | | | 158.27 | 001456 |
| 10/26/21 | 00381 | 10/01/21 | 11282 | 2021 | 10 | 320-53800-46600 | | | OCT LANDSCAPE MAINT | * | 23,454.00 | | |
| | | | | | | | | | J FLETCHER ENTERPRISES INC DBA | | | 23,454.00 | 001457 |
| 10/26/21 | 00375 | 10/04/21 | 351A | 2021 | 09 | 310-51300-31500 | | | SEPT GENERAL COUNSEL | * | 2,022.04 | | |
| | | 10/04/21 | 352A | 2021 | 09 | 310-51300-31500 | | | SEPT MONTHLY MEETING | * | 1,585.58 | | |
| | | | | | | | | | KE LAW GROUP | | | 3,607.62 | 001458 |
| 10/26/21 | 00004 | 9/30/21 | I0337349 | 2021 | 09 | 310-51300-48000 | | | NOTICE OF MEETING 9/6/21 | * | 73.89 | | |
| | | | | | | | | | THE ST. AUGUSTINE RECORD | | | 73.89 | 001459 |
| 11/05/21 | 00382 | 10/22/21 | 2677 | 2021 | 10 | 330-57200-63100 | | | RPR BATHROOM WATER DAMAGE | * | 650.12 | | |
| | | | | | | | | | JOSEPH MCDOWELL DBA | | | 650.12 | 001460 |
| 11/09/21 | 00304 | 11/21/21 | 11212021 | 2021 | 11 | 330-57200-49400 | | | SPEC EVENT 11/21/21 | * | 2,000.00 | | |
| | | | | | | | | | BOUNCERS,SLIDES,AND MORE INC. | | | 2,000.00 | 001461 |
| 11/09/21 | 00205 | 10/29/21 | 70324 | 2021 | 10 | 320-53800-46800 | | | OCT LAKE MAINTENANCE | * | 1,224.33 | | |
| | | | | | | | | | FUTURE HORIZONS INC | | | 1,224.33 | 001462 |

TURN TURNBULL CREEK BPEREGRINO

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|-------------------------------------|--------|------------|--------------|---------|
| 11/09/21 | 00372 | 10/25/21 | 2-179257 | 202109 | 310 | 51300 | 31100 | | JOHNSON, MIRMIRAN, & THOMPSON, INC. | * | 17,295.00 | 17,295.00 | 001463 |
| 11/09/21 | 00163 | 10/15/21 | 68 | 202109 | 330 | 57200 | 63100 | | RIVERSIDE MANAGEMENT SERVICES, INC | * | 70.95 | 70.95 | 001464 |
| 11/09/21 | 00383 | 11/01/21 | 11505 | 202111 | 320 | 53800 | 46600 | | TRIMAC OUTDOOR | * | 23,454.00 | 23,454.00 | 001465 |
| 11/09/21 | 00039 | 10/11/21 | 7931802 | 202110 | 330 | 57200 | 46600 | | TURNER PEST CONTROL | * | 115.50 | | |
| | | 10/11/21 | 7932403 | 202110 | 330 | 57200 | 46600 | | | * | 78.75 | | |
| 11/19/21 | 00016 | 11/01/21 | 283 | 202111 | 310 | 51300 | 34000 | | GOVERNMENTAL MANAGEMENT SERVICES | * | 3,750.00 | 4,320.39 | 001467 |
| | | 11/01/21 | 283 | 202111 | 310 | 51300 | 55000 | | | * | 100.00 | | |
| | | 11/01/21 | 283 | 202111 | 310 | 51300 | 35100 | | | * | 150.00 | | |
| | | 11/01/21 | 283 | 202111 | 310 | 51300 | 31300 | | | * | 166.67 | | |
| | | 11/01/21 | 283 | 202111 | 310 | 51300 | 51000 | | | * | 6.55 | | |
| | | 11/01/21 | 283 | 202111 | 310 | 51300 | 42000 | | | * | 41.63 | | |
| | | 11/01/21 | 283 | 202111 | 310 | 51300 | 42500 | | | * | 9.00 | | |
| | | 11/01/21 | 283 | 202111 | 310 | 51300 | 41000 | | | * | 96.54 | | |
| 11/23/21 | 00159 | 10/01/21 | 84856 | 202111 | 310 | 51300 | 54000 | | DEPARTMENT OF ECONOMIC OPPORTUNITY | * | 175.00 | 175.00 | 001468 |
| TOTAL FOR BANK C | | | | | | | | | | | 124,653.82 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 124,653.82 | | |

TURN TURNBULL CREEK BPEREGRINO

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

| Invoice | |
|----------------------------------|-------------------------------|
| Invoice Number 706382 | Date 09/01/2021 |
| Customer Number 400208 | Due Date 10/01/2021 |

Page 1

| Customer Name | Customer Number | P.O. Number | Invoice Number | Due Date |
|--|--|-------------|----------------|-------------------|
| Murabella | 400208 | | 706382 | 10/01/2021 |
| Quantity | Description | | Rate | Amount |
| <i>Murabella, 3970 Pacetti Rd, Saint Augustine, FL</i> | | | | |
| 3.00 | Active Video Monitoring - 10/01/2021 - 12/31/2021 - | | 315.00 | 945.00 |
| 3.00 | Service & Maintenance 10/01/2021 - 12/31/2021 | | 178.00 | 534.00 |
| | Sales Tax | | | 0.00 |
| | Payments/Credits Applied | | | 0.00 |
| Invoice Balance Due: | | | | \$1,479.00 |

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
 Email: ar@enverasystems.com
 Service: (941) 556-0734

269C

1,330.57200.34500



| Date | Invoice # | Description | Amount | Balance Due |
|------------|-----------|---------------------------|------------|-------------|
| 09/01/2021 | 706382 | Alarm Monitoring Services | \$1,479.00 | \$1,479.00 |

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Return Service Requested

| Invoice | |
|----------------------------------|-------------------------------|
| Invoice Number 706382 | Date 09/01/2021 |
| Customer Number 400208 | Due Date 10/01/2021 |

Net Due: \$1,479.00

Amount Enclosed: _____

MURABELLA
 C/O TURNBULL CREEK CDD
 475 W TOWN PL STE 114
 SAINT AUGUSTINE, FL 32092-3649

1892

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802

INVOICE



Jerry Lambert
101 W. Positano Ave FL
Saint Augustine, FL 32092
(248) 807-2763

Fenced Up

103 Mcalister Drive (Corporate Office)
Ormond Beach, Florida 32174

Phone: (904) 540-5595
Email: info@fencedup.com
Web: www.fencedup.com

Payment Terms Due upon receipt
Invoice # 2620
Date 09/22/2021
GF R/R

376R

Description *GF R/R 1.330.57200.63100* Total

Murabella Tennis Court Commercial Chainlink 160ft Black Vinyl \$6,883.00

(2)-Convert Exterior Chain link fence from 4 ft to 10 ft
Convert 160 lf of 4ft Chainlink to 10ft - tie into existing fence line.
Add 160 ft of new Commercial grade posts, wire and hardware.

Includes: Material and labor included.

Subtotal \$6,883.00

Total \$6,883.00

Notes:

Invoice due upon receipt.

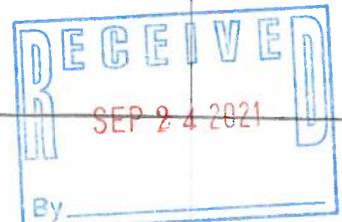
Jim.....904-759-9833

completed & approved JS 9/23

Location of Fencing

It is our job to place the fence where you, the owner, would like it installed. It is important that you clearly mark where the fence should be installed. If there is a survey or pins present, we will use that information to install fence accordingly if that is what you would like. If it is not clear where the line is, then it is the owner's responsibility to tell us where the fence should go. We are not permitted to install fences on adjacent properties unless agreed upon by all owners. If permitting is required, then a different permit will be required for each property receiving the fence installation.

Underground Utilities



We will contact 811 location services to mark the primary underground lines which generally include phone, electric, water, sewer etc. Irrigation lines, landscape lighting, electric dog invisible fences and electric lines that have been run to outbuildings, pools or other structures, are the homeowners responsibility in identifying and making us aware of such buried cables and pipes. Fenced Up is not responsible for lines that have not been marked and that we have not been made aware of.

Pricing, Payments and Scheduling

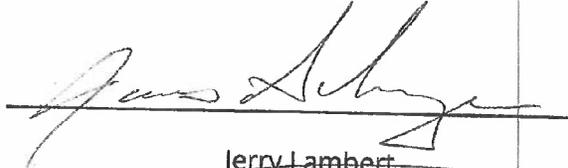
Pricing includes all material and labor to complete the job described above. The quote is based on the actual installed footage and not based off of survey drawings or other verbal changes. Cash and check are acceptable forms of payment. Credit Cards are also accepted, but will incur a 4% charge that we incur through our merchant account provider.

A minimum deposit of 50% is due in order to place you in our schedule. Schedules may vary slightly from day to day depending on workload, weather and other unforeseen delays. We will notify you as we progress towards your job start day and will work diligently once your job has been started to bring it to completion. All payments are due on the day of completion unless other arrangements have been made beforehand.

Make all checks payable to:

Fenced Up
103 McAlister Dr
Ormond Beach FL 32174
904-540-5595
Info@fencedup.com
Licensed and Insured

By signing this document, the customer agrees to the services and conditions outlined in this document.



Jerry Lambert

Future Horizons, Inc.
 403 North First Street
 P O Box 1115
 Hastings, FL 32145-1115

INVOICE

Invoice Number: 69973
 Invoice Date: Sep 30, 2021
 Page: 1

Voice: 800-682-1187
 Fax: 904-692-1193

use this invoice

| Bill To: |
|--|
| Tumbull Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32145 |

| Ship to: |
|----------------------------------|
| Aquatic Weed Control Services |

| Customer ID | Customer PO | Payment Terms | |
|--------------|-----------------|---------------|----------|
| Tumbull01 | Per Contract | Net 45 Days | |
| Sales Rep ID | Shipping Method | Ship Date | Due Date |
| | Hand Deliver | | 11/14/21 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|----------------------|--|------------|----------|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services within Tumbull creek for the month of September <i>Lake maint</i> <i>1.320.53800.46800</i> <i>205C</i> | 1,175.00 | 1,175.00 |



| | |
|------------------------|-----------------|
| Subtotal | 1,175.00 |
| Sales Tax | |
| Freight | |
| Total Invoice Amount | 1,175.00 |
| Payment/Credit Applied | |
| TOTAL | 1,175.00 |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 281
Invoice Date: 9/17/21
Due Date: 9/17/21
Case:
P.O. Number:

Bill To:

Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|----------|
| <u>Assessment Roll Certification - FY 2022</u> 16c 1,310.51300.31700 | | 5,000.00 | 5,000.00 |



| | |
|-------------------------|-------------------|
| Total | \$5,000.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$5,000.00 |

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 282
Invoice Date: 10/1/21
Due Date: 10/1/21
Case:
P.O. Number:

Bill To:
 Turnbull Creek CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

| Description | 160 | Hours/Qty | Rate | Amount |
|---|-------------------|-----------|----------|----------|
| Management Fees - October 2021 | 1.310.51300.34000 | | 3,750.00 | 3,750.00 |
| Website Administration - October 2021 | 1.310.51300.55000 | | 100.00 | 100.00 |
| Information Technology - October 2021 | 1.310.51300.35700 | | 150.00 | 150.00 |
| Dissemination Agent Services - October 2021 | 1.310.51300.31300 | | 166.67 | 166.67 |
| Office Supplies | 1.310.51300.51000 | | 0.51 | 0.51 |
| Postage | 1.310.51300.42000 | | 67.57 | 67.57 |
| Copies | 1.310.51300.42500 | | 46.80 | 46.80 |
| Telephone | 1.310.51300.41000 | | 24.31 | 24.31 |



| | |
|-------------------------|-------------------|
| Total | \$4,305.86 |
| Payments/Credits | \$0.00 |
| Balance Due | \$4,305.86 |

Neighborhood Publications, Inc.
 P.O. Box 4483
 Alpharetta, GA 30023
 (904) 514-5447
 info@connectneighbors.com
 www.connectneighbors.com

Invoice



BILL TO
 Murabella
 c/o Governmental Management
 Services - Central Florida, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092
 United States of America

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|-----------|------------|-----------|------------|--------|----------|
| MURA5873 | 10/01/2021 | \$45.00 | 10/31/2021 | Net 30 | |

oct

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|------|----------------------------|--|-----|-------|--------|
| | Premium Version of Website | Fee for Premium Version of Website - www.mymurabella.com | 1 | 45.00 | 45.00 |

BALANCE DUE

\$45.00

346C
1.330,57200.49000





1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 10/1/2021

Invoice # 131295602482

| | |
|----------|------------|
| Terms | Net 20 |
| Due Date | 10/21/2021 |
| PO # | |

| Bill To | Ship To |
|--|---|
| Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine FL 32092 | Jeff Branch Turnbull Creek CDD 101 E Positano Ave Saint Augustine FL 32092 |

| Item ID | Description | Qty | Units | Amount |
|---|--|-----|-------|--------|
| WM-CHEM-BASE | Water Management Seasonal Billing Rate | 1 | ea | 816.29 |
| Fuel Surcharge | Fuel/Environmental Transit Fee | 1 | ea | 38.62 |
| <p><i>Oct Pool chemicals 41c 1,330.57200.46500</i></p> <p>RECEIVED SEP 23 2021</p> | | | | |

Total 854.91
Amount Due \$854.91

Remittance Slip

Customer
13MUR100
Invoice #
131295602482

Amount Due \$854.91
Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295602482

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 67

Invoice Date: 10/1/2021

Due Date: 10/1/2021

Case:

P.O. Number:

Bill To:

Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

1430

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|----------|
| Janitorial Services - 1.330.57200.34200- October 2021 | | 733.33 | 733.33 |
| Pool Maintenance Services - 1.330.57200.46400 - October 2021 | | 1,158.33 | 1,158.33 |
| Facility Monitor - 1.330.57200.34800 - Turnbull Creek - October 2021 | | 2,131.75 | 2,131.75 |
| Facility Monitor - 1.330.57200.34800 - Turnbull Creek - Credit (per 10/1/21 memo) | | -238.79 | -238.79 |
| Facility Management - 1.330.57200.34000 - Turnbull Creek - October 2021 | | 5,373.42 | 5,373.42 |
| Facility Attendants - 1.330.57200.34300 - Turnbull Creek - October 2021 | | 1,427.00 | 1,427.00 |
| Facility Attendants - 1.330.57200.34300 - Turnbull Creek - Credit (per 10/1/21 memo) | | -640.76 | -640.76 |
| Field Operations - 1.330.57200.34100 - Turnbull Creek - October 2021 | | 4,515.33 | 4,515.33 |
| Facility Maintenance - 1.330.57200.34400 - Turnbull Creek - October 2021 | | 4,316.33 | 4,316.33 |
| Common Area Waste Collection - 1.330.57200.34900 - Turnbull Creek - October 2021 | | 1,612.00 | 1,612.00 |
| Program Director - 1.330.57200.34700 - Turnbull Creek - October 2021 | | 226.83 | 226.83 |



RHW
10.8.21

Total \$20,614.77

Payments/Credits \$0.00

Balance Due \$20,614.77



Riverside Management Services

9655 Florida Mining Blvd, Bldg. 300, Suite 305, Jacksonville, FL 32257

Turnbull Creek CDD
Monthly Credit Memorandum

DATE: October 1, 2021
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: September Adjustment – Monthly Invoice Adjustment for September 2021 Hourly Services

Please adjust October 2021 invoice to reflect the actual hours worked for the month of September 2021 for the following services.

| | <u>Hours</u> | <u>Hourly Rate</u> | <u>Total</u> | <u>Billed</u> | <u>Credit Amount</u> |
|----------------------|--------------|--------------------|--------------|---------------|----------------------|
| • Facility Monitor | 118.31 | \$16.00 | \$1892.96 | \$2,131.75 | \$238.79 |
| • Facility Attendant | 49.14 | \$16.00 | \$786.24 | \$1,427.00 | \$640.76 |

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY MONITOR BILLABLE HOURS
FOR THE MONTH OF SEPTEMBER 2021

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|--|
| 9/1/21 | 5.22 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/2/21 | 2.3 | M.S. | Completed daily checklist, answered calls, closed up |
| 9/3/21 | 5.18 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/6/21 | 6.12 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/7/21 | 4.23 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/8/21 | 4.23 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/9/21 | 2.3 | M.S. | Completed daily checklist, answered calls, closed up |
| 9/10/21 | 4 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/14/21 | 8 | T.W. | Completed daily checklist, answered calls |
| 9/14/21 | 4.25 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/15/21 | 4.22 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/16/21 | 2.23 | M.S. | Completed daily checklist, answered calls, closed up |
| 9/17/21 | 4.23 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/20/21 | 8 | T.W. | Completed daily checklist, answered calls |
| 9/20/21 | 4.18 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/21/21 | 8 | T.W. | Completed daily checklist, answered calls |
| 9/21/21 | 4.15 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/22/21 | 4.17 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/23/21 | 2.3 | M.S. | Completed daily checklist, answered calls, closed up |
| 9/24/21 | 4.25 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/27/21 | 8 | T.W. | Completed daily checklist, answered calls |
| 9/28/21 | 8 | T.W. | Completed daily checklist, answered calls |
| 9/28/21 | 4.23 | J.M. | Completed daily checklist, answered calls, closed up |
| 9/29/21 | 4.22 | J.M. | Completed daily checklist, answered calls |
| 9/30/21 | 2.3 | M.S. | Completed daily checklist, answered calls, closed up |

118.31

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF SEPTEMBER 2021

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|---|
| 9/4/21 | 9.23 | M.S. | Amenity Center/Fitness Center Attendant |
| 9/5/21 | 9.13 | J.M. | Amenity Center/Fitness Center Attendant |
| 9/11/21 | 9.12 | M.S. | Amenity Center/Fitness Center Attendant |
| 9/12/21 | 7.15 | J.M. | Amenity Center/Fitness Center Attendant |
| 9/25/21 | 7.23 | J.M. | Amenity Center/Fitness Center Attendant |
| 9/26/21 | 7.28 | J.M. | Amenity Center/Fitness Center Attendant |

49.14



Robert's Tree Service, Inc.

5846 County Road 218
Jacksonville FL 32234
904-289-9199
Email: robertstreeserviceinc@yahoo.com

Invoice

Number: 458243

Date: September 30, 2021

Bill To:

Turnbull Creek CDD
475 W. Town Place
Suite 114
St. Augustine, FL 32092

Job Location:

Murabella
2840 S. Portofino Road
S. Augustine, FL 32092

| PO Number | Terms | Project |
|-----------|-------|---------|
| | | |

| Date | Description | Amount |
|----------|-----------------------------------|----------|
| 09-29-21 | Tree Removal per Contract # 20083 | 3,000.00 |
| 09-29-21 | Tree Spraying | 500.00 |
| | 3772 1.320.53800.46700 | |



Total \$3,500.00

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 16408A

| | |
|---------------------------------|---|
| Facility Name: | Murabella Amenity Center |
| Facility Address: | c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092 |
| Billing Address: | c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092 |
| Contact & Phone: | |
| Reason for call: | PRECOR EFX THE RESISTANCE BUTTONS NOT WORKING |

Date: 19-Aug-2021

Payment is due within 30 days of
invoice date.

| Description | Part # | Part Cost | QTY | Total |
|------------------|--------|-----------|--------------------|--------|
| FLAT RATE FEE | | 125.00 | 1.00 | 125.00 |
| Comments: | | | <i>Parts Total</i> | 125.00 |
| | | | <i>Tax</i> | 0.00 |
| | | | <i>Balance</i> | 125.00 |

Technician: FRANK HARDY

Thank you for your business.

124C

1.330.57200.63100



SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 16528A

| | |
|-----------------------------|--|
| Facility Name: | Murabella Amenity Center |
| Facility Address: | c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092 |
| Billing Address: | c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092 |
| Contact & Phone: | |
| Reason for call: | RBK - DIAGNOSE FOR REPAIR. SEE ERICK. HE HAS HAS SEVERAL PEOPLE SAYING THAT THE UNIT IS GLITCHING/NOT WORKING PROPERLY. ERICK 904-940-1157 |

Date: 01-Sep-2021

Payment is due within 30 days of invoice date.

| Description | Part # | Part Cost | QTY | Total |
|------------------|--------|-----------|--------------------|--------|
| FLAT RATE FEE | | 145.00 | 1.00 | 145.00 |
| Comments: | | | <i>Parts Total</i> | 145.00 |
| | | | <i>Tax</i> | 0.00 |
| | | | <i>Balance</i> | 145.00 |

Technician: ROBERT PETERKIN

124C

1.330.57200.63100

Thank you for your business.





PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-4499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 7855838
DATE: 9/22/2021
ORDER: 7855838

Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

| Work Date | Time | Target Pest | Technician | Time In |
|----------------|----------|--------------|------------|----------|
| 9/22/2021 | 01:23 PM | | | 01:23 PM |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | NET 30 | 9/22/2021 | | 01:57 PM |

39c
 1.330.57200.46600

| Service | Description | Price |
|-------------------|---|-----------------|
| CPCM | Commercial Pest Control - Monthly Service | \$115.50 |
| SUBTOTAL | | \$115.50 |
| TAX | | \$0.00 |
| AMT. PAID | | \$0.00 |
| TOTAL | | \$115.50 |
| AMOUNT DUE | | \$115.50 |



Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Turner Pest Control does not warrant the satisfactory completion of all services rendered and does not assume the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

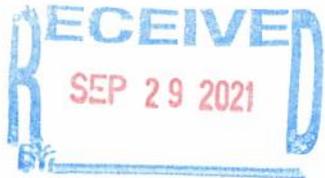
| | |
|----------|-----------|
| INVOICE: | 7856513 |
| DATE: | 9/22/2021 |
| ORDER: | 7856513 |

Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

| Work Date | Time | Target Pest | Technician | Time In |
|----------------|----------|--------------|------------|----------|
| 9/22/2021 | 02:01 PM | | | 02:01 PM |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | NET 30 | 9/22/2021 | | 02:31 PM |

| Service | Description | Price |
|---------|---|--------------------------|
| CPCM | Commercial Pest Control - Monthly Service | 39C 1.330.57200.46600 |
| | | \$78.75 |
| | | SUBTOTAL \$78.75 |
| | | TAX \$0.00 |
| | | AMT. PAID \$0.00 |
| | | TOTAL \$78.75 |
| | | AMOUNT DUE \$78.75 |



Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1 5/8% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

This invoice is void if the satisfactory completion of all services rendered and there is no payment for services as specified above.

PLEASE PAY FROM THIS INVOICE

Total Wine & MORE

907-Total Wine-Jacksonville
 4413 Town Center Parkway 300
 Jacksonville, FL 32246
 904-998-1740

Ticket: 706584 3:58 PM 10/11/2021
 Store: 907 Register: 3
 Cashier: 46086 (Bella)

| Item | Qty | Price | Amount |
|---|-----|-------|--------|
| Fulton's Harvest Pumpkin Pie-750ml | 1 | 9.99 | 9.99 |
| 9674900369 | | | |
| Bumbu Rum Creme-750ml | 1 | 39.49 | 39.49 |
| 81349700617 | | | |
| DeKuyper Blue Curacao-1L | 1 | 12.99 | 12.99 |
| 8068631601 | | | |
| REAL Coco Cream of Coconut-500ml | 1 | 3.99 | 3.99 |
| 7049110009 | | | |
| Bumbu XO Rum-750ml | 1 | 36.99 | 36.99 |
| 81349700614 | | | |
| Canada Dry Tonic Diet-1L | 1 | 1.39 | 1.39 |
| 7800014945 | | | |
| St. Augustine Old Fashioned Mix-8.5oz | 1 | 17.99 | 17.99 |
| 85354500519 | | | |
| Hella Bloody Mary Mix-750ml | 1 | 10.99 | 10.99 |
| 85000107003 | | | |
| Tres Agaves Margarita Mix-1L | 1 | 8.99 | 8.99 |
| 85412500303 | | | |
| Tres Agaves Margarita Mix-1L | 1 | 8.99 | 8.99 |
| 85412500303 | | | |
| Herradura Agave Nectar-23oz | 1 | 8.99 | 8.99 |
| 8330003889 | | | |
| Bittermens Orange Cream Bitters-5oz | 1 | 15.99 | 15.99 |
| 85697200521 | | | |
| Stirrings Mojito Mixers-25.4oz | 1 | 7.99 | 7.99 |
| 78099900351 | | | |
| Yeti Rambler Colster 2.0 Navy-gift | 1 | 24.99 | 24.99 |
| 88883006554 | | | |
| Canada Dry Ginger Ale-1L | 1 | 1.39 | 1.39 |
| 7800015245 | | | |
| Yeti Rambler Colster Slim White-gift | 1 | 24.99 | 24.99 |
| 88883006928 | | | |
| buzbee's Elderflower Tonic-7nr-4p | 1 | 5.99 | 5.99 |
| 68575701522 PK | | | |
| Elijah Craig Bourbon-750ml | 1 | 29.99 | 29.99 |
| 9674900006 | | | |
| Woodford Reserve-750ml | 1 | 29.99 | 29.99 |
| 8112800150 | | | |
| Tito's Handmade Vodka-750ml | 1 | 17.99 | 17.99 |
| 61994700002 | | | |
| Reyka Vodka-750ml | 1 | 18.99 | 18.99 |
| 8366485921 | | | |
| Cook's California Champagne Brut-750ml | 1 | 6.97 | 6.97 |
| 8380404721 | | | |
| La Vostra Prosecco-750ml | 1 | 10.99 | 10.99 |
| 63297400160 | | | |
| Martini & Rossi Dry Vermouth-375ml | 1 | 4.99 | 4.99 |
| 1103442007 | | | |
| Largo Bay Coconut Rum-750ml | 1 | 8.99 | 8.99 |
| 8427997903 | | | |
| Torre dei Gesuiti Sangiovese Pugl-750ml | 1 | 10.99 | 10.99 |
| 74750500315 | | | |
| Herradura Reposado Tequila-750ml | 1 | 41.99 | 41.99 |
| 74460711132 | | | |
| Tiny Umbrellas Moscato-750ml | 1 | | |

378 AC
 spec events

1,330.57200.4940

| | | | |
|------------------------------------|------|-------|-------|
| 64918890048 | 1 | 52.99 | 52.99 |
| Catch Fire Cinnamon Whisky-375ml | | | |
| 8427900072 | 1 | 7.99 | 7.99 |
| Jagermeister-100ml | | | |
| 8308966030 | 1 | 5.99 | 5.99 |
| Stirrings Rimmers Margarita-3.5oz | | | |
| 78099900024 | 1 | 4.99 | 4.99 |
| White Claw Variety Pack #1-12c-12p | | | |
| 63598554890 | PK 1 | 15.99 | 15.99 |
| Paulaner Oktoberfest-11nr-6p | | | |
| 8015711676 | PK 1 | 10.99 | 10.99 |
| Barritts Ginger Beer-12c-4p | | | |
| 7499302404 | PK 1 | 4.99 | 4.99 |
| Kentucky Bourbon Barrel Ale-12c-4p | | | |
| 74730103045 | PK 1 | 11.99 | 11.99 |
| 16oz Orange Party Cups - 50pk-gift | | | |
| 84209417703 | 1 | 9.99 | 9.99 |
| 10oz Plastic Tumbler - 100pk-gift | | | |
| 84209417815 | 1 | 15.99 | 15.99 |
| 10oz Plastic Tumbler - 100pk-gift | | | |
| 84209417815 | 1 | 15.99 | 15.99 |

| | |
|----------|--------|
| Subtotal | 684.87 |
| Tax1 | 49.34 |
| Tax2 | 0.00 |

Total 734.21

10/11/2021 15:57:58
DEBIT Entry Method: Chip
CARD #: XXXXXXXXXXXX9952
PURCHASE - APPROVED
AUTH CODE: ~~27054~~
Mode: Issuer
MID: 590703 TID: 001 SEQ: 033597
Total: USD\$ 734.21
PIN VERIFIED

I agree to pay the above amount according to my card holder agreement.

Change 0.00

& MORE rewards Select Member
You've earned 6,853 points
Your \$5 Rewards Discount will be emailed to you tomorrow
Just 1,686 points until your next reward!
2021 Tier Points Earned: 11,733
Member ID: 8757075152046

Thank you for shopping with us today!
We value your feedback.
Please take our survey to let us know how we're doing:
www.telltotalwine.com

Sold Item Count = 41



Customer Copy

From: Murabella Manager murabellamanager@rmsnf.com
 Subject: Palm tress invoice
 Date: October 20, 2021 at 10:30 AM
 To: Bernadette Peregrino bperegrino@gmsnf.com, Margaret Bronson mbronson@gmsnf.com

Landscape Lrrr.
 1,320.53800.46700
 Turnbullcreek

3790

MM

RECEIVED
 OCT 14 2021
 By: 623595

L.C.

650-450-2234

CUSTOMER'S ORDER NO. DEPARTMENT DATE 10/19/21
 NAME Erick Hutchinson
 ADDRESS 101 W. Positno Ave
 CITY, STATE, ZIP 32092

SOLD BY CASH C.O.D. CHARGE ON.ACCT. MDSE.RETD. PAID OUT

| QUANTITY | DESCRIPTION | PRICE | AMOUNT |
|----------|-----------------|-------|--------|
| 1 | 6 8' trunk Barb | 450 | |
| 2 | Queen Palms | | 2700 |
| 3 | | | |
| 4 | 2 7gal magnolia | 40 | 80 |
| 5 | install | 10 | 20 |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |
| 17 | | | |
| 18 | | | |

\$ 2800

tax exempt.

85-8013325158C-1

make check payable to Discount plants

RECEIVED BY

FOR REFERENCE

A-5805
T-46320/46350

KEEP THIS SLIP FOR REFERENCE

Hi Bernadette and Margaret,

Please process for TBC CDD. I don't recall which fund to pull this from unfortunately. Please send check to GMS office and I will pick it up and hand deliver it to them since they don't have an office.

Thanks!

Erick

--

Erick Hutchison
amenities manager

PUBLIX

Shoppes at Murabella
 84 Tuscan Way
 Saint Augustine, FL 32092
 Store Manager: Kevin Carine
 904-940-2889

*Turnbull
 Erick Hutchinson*

 ** DUPLICATE RECEIPT **

| | | |
|--------------------|------|-----|
| SPRITE | 2.39 | T F |
| SPRITE | 2.39 | T F |
| COCA-COLA CLASSIC | 2.39 | T F |
| COCA-COLA CLASSIC | 2.39 | T F |
| COCA-COLA ZERO | 2.39 | T F |
| VOSS STILL WATER | 2.99 | F |
| VOSS STILL WTR 1LT | 2.59 | F |
| VOSS STILL WTR 1LT | 2.59 | F |
| VOSS STILL WTR 1LT | 2.59 | F |

378.00

Voided Item

| | | |
|--------------------|-------|-----|
| VOSS STILL WTR 1LT | -2.59 | F |
| VOSS STILL WATER | | |
| 3 @ 2.99 | 8.97 | F |
| CAPRI ROARIN FRT P | 3.49 | T F |
| CAPRI ROARIN FRT P | 3.49 | T F |
| RED BULL ENERGY | 7.79 | T F |
| RED BULL ENERGY | 7.79 | T F |
| CAPRI RO WTR GRPE | 3.49 | T F |
| CAPRI RO WTR GRPE | 3.49 | T F |
| SIMPLY LEMONADE | 3.09 | T F |
| OS CRANBERRY JUICE | 5.59 | T F |
| ORGANIC OJ HP GW | 5.49 | F |
| LIBBYS LGT PINAPLE | 3.65 | T F |
| CHINET CUP/LID | | |
| 1 @ 2 FOR 10.00 | 5.00 | T |
| You Saved | 1.51 | |
| CHINET CUP/LID | | |
| 1 @ 2 FOR 10.00 | 5.00 | T |
| You Saved | 1.51 | |
| CM NB CRMR QT | 5.59 | F |
| DIXIE ED BOWLS | 3.79 | T |
| DIXIE ED BOWLS | 3.79 | T |
| PUB CUP PPR 9OZ | 3.39 | T |
| PUB CUP PPR 9OZ | 3.39 | T |
| CM NB VANILLA QT | 5.59 | F |
| RYNLDS SLOW CKR LI | 2.79 | T |
| DUNKIN GRND CRTG C | 19.49 | F |
| DUNKIN GRND COLOMB | 19.49 | F |
| DC Dunkin | -0.75 | F |

1,330.57200.49400

| | | |
|-------------|---------|--------|
| Order Total | 153.01 | |
| Sales Tax | 5.26 | |
| Grand Total | 158.27 | |
| Debit | Payment | 158.27 |
| Change | 0.00 | |



Savings Summary

| | |
|-----------------------|------|
| Vendor Coupon | 0.75 |
| Special Price Savings | 3.02 |

 * Your Savings at Publix *
 * 3.77 *

PRESTO.
 Credit Request Not Authorized
 Acct # XXXXXXXXXXXX9106
 Reason: EFF Decline Reas
 Trace #: 078425
 Reference #: 0061144465

From: Murabella Manager murabellamanager@rmsnf.com

Subject: Publix receipt

Date: October 15, 2021 at 12:58 PM

To: Bernadette Peregrino bperegrino@gmsnf.com, Ernesto Torres etorres@gmsnf.com, Margaret Bronson mbronson@gmsnf.com



Hi Bernadette, Margaret and Ernesto,

I had to make another purchase with my credit card today for the chili cook-off tomorrow. I tried using the District card, but it declined. I don't need to make another purchase until the 28th of October. Attached is my receipt for reimbursement. Thank you!

Sincerely,

--
Erick Hutchison
amenities manager

PUBLIX
Shoppes at Murabella
84 Tuscan Way
Saint Augustine, FL 32092
Store Manager: Kevin Carline
904-940-2889

** DUPLICATE RECEIPT **

| | | |
|---------------------|-------|-----|
| SPRITE | 2.39 | T F |
| SPRITE | 2.39 | T F |
| COCA-COLA CLASSIC | 2.39 | T F |
| COCA-COLA CLASSIC | 2.39 | T F |
| COCA-COLA ZERO | 2.39 | T F |
| VOSS STILL WATER | 2.59 | F |
| VOSS STILL WTR 1LT | 2.59 | F |
| VOSS STILL WTR 1LT | 2.59 | F |
| VOSS STILL WTR 1LT | 2.59 | F |
| Voided Item | | |
| VOSS STILL WTR 1LT | -2.59 | F |
| VOSS STILL WATER | | |
| 3 # 2.99 | 8.97 | F |
| CAPRI ROARIN FRT P | 3.49 | T F |
| CAPRI ROARIN FRT P | 3.49 | T F |
| RED BULL ENERGY | 7.79 | T F |
| RED BULL ENERGY | 7.79 | T F |
| CAPRI RO WTHS GRPE | 3.49 | T F |
| CAPRI RO WTHS GRPE | 3.49 | T F |
| SIMPLY LEMONADE | 3.09 | T F |
| OS CRANBERRY JUICE | 5.59 | T F |
| ORGANIC OJ HP GW | 5.49 | F |
| LIBBYS LGT PEANAPLE | 3.65 | T F |
| CHINET CUP/LID | | |
| 1 # 2 FOR 10.00 | 5.00 | T |
| You Saved | 1.51 | |
| CHINET CUP/LID | | |
| 1 # 2 FOR 10.00 | 5.00 | T |
| You Saved | 1.51 | |
| CM NB CRMER QT | 5.59 | F |
| DIXIE ED BOWLS | 3.79 | T |
| DIXIE ED BOWLS | 3.79 | T |
| PUB CUP PPR SOZ | 3.39 | T |
| PUB CUP PPR SOZ | 3.39 | T |
| CM NB VANILLA QT | 5.59 | F |
| RYNLDS SLOW CKR LI | 2.79 | T |
| DUNKIN GRND ORIG C | 19.49 | F |
| DUNKIN GRND COLDMB | 19.49 | F |
| DC Dunkin | -0.75 | F |

PO Box 8699, 1880 Eastwest Pkwy
Fleming Island, FL 32006 US
9045054694
Jillf@trimacoutdoor.com
www.trimacoutdoor.com



3810

BILL TO
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

SHIP TO
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

INVOICE 11282

DATE 10/01/2021 TERMS Net 30

DUE DATE 10/31/2021

JOB | SCOPE

Landscape maintenance

| ACTIVITY | QTY | RATE | AMOUNT |
|--|-----|-----------|-----------|
| Landscape maintenance: Landscape Maintenance Jacksonville Landscape maintenance for the contracted month, as indicated above by date. | 1 | 23,454.00 | 23,454.00 |

Oct 1,320.538.466

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.



TOTAL DUE \$23,454.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"



INVOICE

Invoice # 351 **A**
Date: 10/04/2021
Due On: 11/03/2021

P.O. Box 6386
Tallahassee, Florida 32314

Turnbull CDD

TURNBL-01

375C
1.310.51300.31500

Turnbull Creek CDD - General

| Type | Date | Notes | Quantity | Rate | Total |
|---------|------------|--|----------|----------|----------|
| Service | 09/01/2021 | Review Trimac RFP pricing and prepare agreement for landscape and irrigation maintenance. | 1.80 | \$260.00 | \$468.00 |
| Service | 09/01/2021 | review and edit landscape contract; review TA and confer with staff on same; transmit exhibits | 0.40 | \$260.00 | \$104.00 |
| Service | 09/10/2021 | Review resident correspondence re: tree impacts and confer with staff on same | 0.20 | \$260.00 | \$52.00 |
| Service | 09/13/2021 | Prepare meeting notice resolution; review agenda and prepare for Board meeting | 0.80 | \$260.00 | \$208.00 |
| Service | 09/16/2021 | Review meeting follow-up. | 0.10 | \$0.00 | \$0.00 |
| Service | 09/17/2021 | Update/edit and disseminate pond bank agreement and confer with staff on project management related to same | 0.40 | \$260.00 | \$104.00 |
| Service | 09/17/2021 | Revise Boudreaux's pond bank agreement and transmit to staff. | 0.40 | \$225.00 | \$90.00 |
| Service | 09/20/2021 | Review resident correspondence on tree related issues and treatment options; confer re: contract related to same | 0.20 | \$0.20 | \$0.04 |
| Service | 09/21/2021 | Confer with staff regarding updates to Trimac's agreement and portal access for work authorization; incorporate changes into landscape agreement. | 0.90 | \$225.00 | \$202.50 |
| Service | 09/22/2021 | Continue updating landscape agreement and confer with staff re: checklist, portal and weekly reports; update landscape agreement with provisions for same; confer re: construction agreement status; review meeting minutes and provide comments to same | 0.60 | \$260.00 | \$156.00 |
| Service | 09/23/2021 | Review District's amenity policies; review alcohol matrix; confer re: insurance limitations and transmit summary of allowable uses on same; confer re: status | 0.60 | \$260.00 | \$156.00 |



| of deficiency list for Duval | | | | | |
|------------------------------|------------|---|------|--------------|-------------------|
| Service | 09/24/2021 | Confer with onsite staff re: landscape deficiency status and letter transmission on same | 0.20 | \$260.00 | \$52.00 |
| Service | 09/28/2021 | Review email correspondence and attachments between District Staff and Duval Landscaping; prepare chart and analysis summarizing same; confer with staff on preparations for a deficiency letter. | 1.10 | \$225.00 | \$247.50 |
| Service | 09/30/2021 | Review various e-mails and deficiencies to Duval Landscaping; draft deficiency letter and back up to same; confer with staff | 0.70 | \$260.00 | \$182.00 |
| | | | | Total | \$2,022.04 |

Detailed Statement of Account

Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due | |
|----------------|------------|------------|-------------------|---------------------------------|-------------------|
| 351 | 11/03/2021 | \$2,022.04 | \$0.00 | \$2,022.04 | |
| | | | | Outstanding Balance | \$2,022.04 |
| | | | | Total Amount Outstanding | \$2,022.04 |

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



INVOICE

Invoice # 352A
Date: 10/04/2021
Due On: 11/03/2021

P.O. Box 6386
Tallahassee, Florida 32314

Turnbull CDD

TURNBL-101

Turnbull Creek CDD - Monthly Meeting

375C
1,310.51300 31500

| Type | Date | Notes | Quantity | Rate | Total |
|--------------|------------|----------------------------|----------|------------|-------------------|
| Expense | 09/16/2021 | Mileage: Travel to meeting | 97.83 | \$0.56 | \$54.78 |
| Expense | 09/16/2021 | Meals | 1.00 | \$7.13 | \$7.13 |
| Expense | 09/16/2021 | Hotel: Lodging for meeting | 1.00 | \$23.67 | \$23.67 |
| Service | 09/16/2021 | Monthly flat fee | 1.00 | \$1,500.00 | \$1,500.00 |
| Total | | | | | \$1,585.58 |

Detailed Statement of Account

Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|---------------------------------|------------|------------|-------------------|-------------------|
| 352 | 11/03/2021 | \$1,585.58 | \$0.00 | \$1,585.58 |
| Outstanding Balance | | | | \$1,585.58 |
| Total Amount Outstanding | | | | \$1,585.58 |

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.





Questions on this invoice call:
 (866) 470-7133 Option 2
 Ghbillinquiries@ccc.gannett.com

| 10 | 11 | 12 | 14 | 13 | 15 | 16 | 17 | 18 | 19 |
|-------------|---------------------|--|-------------------------|---------------|--------------|-----------|--------|------------|----|
| START STOP | NEWSPAPER REFERENCE | DESCRIPTION | PRODUCT | SAU SIZE | BILLED UNITS | TIMES RUN | RATE | AMOUNT | |
| 08/31 | | Balance Forward | | | | | | | |
| 09/03 | C25046 | REV 5/31,6/30 & 7/31 FIN CHG | | | | | | \$2,606.22 | |
| 09/30 | MC-605618-09302021 | Finance Charges | | | | | | \$-23.61 | |
| 09/06 09/06 | I03373499-09062021 | Turnbull Creek CDD - September Meeting | SA St Augustine Record | 1.00 x 4.0000 | 4 | 1 | \$8.98 | \$2.09 | |
| 09/06 09/06 | I03373499-09062021 | Turnbull Creek CDD - September Meeting | SA St Aug Record Online | 1.00 x 4.0000 | 4 | 1 | \$8.97 | \$35.88 | |

PREVIOUS AMOUNT OWED: \$2,606.22
 NEW CHARGES THIS PERIOD: \$71.80
 CASH THIS PERIOD: \$0.00
 DEBIT ADJUSTMENTS THIS PERIOD: \$2.09
 CREDIT ADJUSTMENTS THIS PERIOD: (\$23.61)

We appreciate your business.

Your account remains past due. Past due balances are reported to credit reporting bureaus. You must send us your payment immediately in order to continue advertising schedules. Protect your credit.



1,310.51300.48000
 4c

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



| 21 | CURRENT NET AMOUNT | 22 | 30 DAYS | 60 DAYS | OVER 90 DAYS | * UNAPPLIED AMOUNT | 23 | TOTAL AMOUNT DUE |
|----|--------------------|----|---------|------------|--------------|--------------------|----|------------------|
| | \$73.89 | | \$92.05 | \$2,351.44 | \$0.00 | \$0.00 | | \$2,656.50 |

| ADVERTISER INFORMATION | | | | | | | |
|------------------------|-------------------------|---|-----------------------|---|--------------------------|---|--------------------------------|
| 1 | BILLING PERIOD | 6 | BILLED ACCOUNT NUMBER | 7 | ADVERTISER/CLIENT NUMBER | 2 | ADVERTISER/CLIENT NAME |
| | 09/01/2021 - 09/30/2021 | | 18409 | | 18409 | | TURNBULL CREEK CDD/MURA BELLA/ |

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Mon, Sep 13, 2021
11:37:46AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

| | |
|--|---|
| Acct: 18409 | Name: TURNBULL CREEK CDD/MURA BELLA/ |
| Phone: 19049405850 | Address: 475 W TOWN PLACE |
| E-Mail: | ROOM 114 |
| Client: TURNBULL CREEK CDD/MURA BEL | City: SAINT AUGUSTINE |
| | State: FL |
| | Zip: 32092 |

| | | |
|--|-------------------------------|-------------------------|
| Ad Number: 0003373499-01 | Caller: Sarah Sweeting | Paytype: BILL |
| Start: 09/06/2021 | Issues: 1 | Stop: 09/06/2021 |
| Placement: SA Legals | Rep: Chris ISC-Landry | |
| Copy Line: NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board o | | |

| | |
|---------|---------|
| Lines | 47 |
| Depth | 4.00 |
| Columns | 1 |
| Price | \$71.80 |

**NOTICE OF MEETING
TURNBULL CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on **Tuesday, September 14, 2021, at 6:30 p.m.**, at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003373499 September 6, 2021



THE ST. AUGUSTINE RECORD
Affidavit of Publication

TURNBULL CREEK CDD/MURA BELLA/
475 W TOWN PLACE
ROOM 114
SAINT AUGUSTINE, FL 32092

ACCT: 18409
AD# 0003373499-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **Turnbull Creek CDD - September Meeting** was published in said newspaper in the issue dated **09/06/2021**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of **SEP 13 2021**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)

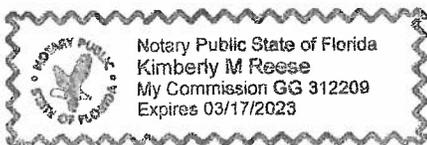
NOTICE OF MEETING
TURNBULL CREEK
COMMUNITY DEVELOPMENT
DISTRICT

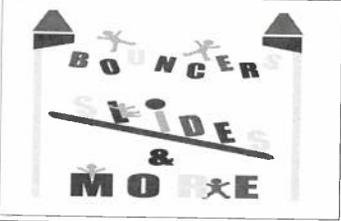
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Ernesto Torres
District Manager
0003373499 September 6, 2021





Bouncers, Slides, and More Inc.
 1915 Bluebonnet Way
 Fleming Island, FL
 32003

Invoice
 Date: November 21st, 2021
 Invoice Number: 11212021.03

Name / Address
 Attn: Erick Hutchinson *TBC*
 Riverside Mgmt.
 101 E. Positano Ave
 St. Augustine, FL 32092

Additional Details:
30% C
1,330.572.494

| | <u>Description</u> | <u>Quantity</u> | <u>Rate</u> | <u>Discount</u> | <u>SubTotal</u> | <u>Extended</u> |
|----|--------------------|-----------------|-------------|-----------------|-----------------|-----------------|
| 1 | Atomic Bungee | 1 | \$900.00 | 15.00% | \$750.00 | \$750.00 |
| 2 | Rockwall | 1 | \$900.00 | 15.00% | \$750.00 | \$750.00 |
| 3 | Pony Rides | 1 | \$600.00 | 15.00% | \$500.00 | \$500.00 |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | | |
| 7 | | | | | | |
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| 9 | | | | | | |
| 10 | | | | | | |
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| 17 | | | | | | |
| 18 | | | | | | |
| 19 | | | | | | |
| 20 | | | | | | |

| | | | | |
|------------------|-------------------------|--|--|------------|
| Comments: | Subtotal | | | \$2,000.00 |
| | Sales Tax (0.0%) | | | N/A |
| | Total | | | \$2,000.00 |

RECEIVED
 NOV 05 2021
 By _____

Future Horizons, Inc.
 403 North First Street
 P O Box 1115
 Hastings, FL 32145-1115

INVOICE

Invoice Number: 70324
 Invoice Date: Oct 29, 2021
 Page: 1

Voice: 800-682-1187
 Fax: 904-692-1193

| Bill To: |
|--|
| Tumbull Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32145 |

| Ship to: |
|----------------------------------|
| Aquatic Weed Control Services |

| Customer ID | Customer PO | Payment Terms | |
|--------------|-----------------|---------------|----------|
| Tumbull01 | Per Contract | Net 45 Days | |
| Sales Rep ID | Shipping Method | Ship Date | Due Date |
| | Hand Deliver | | 12/13/21 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|----------------------|---|------------|----------|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services within Tumbull creek for the month of October <i>Oct Lake Maintenance 1. 320.538,468 2051C</i> | 1,224.33 | 1,224.33 |



| | |
|------------------------|-----------------|
| Subtotal | 1,224.33 |
| Sales Tax | |
| Freight | |
| Total Invoice Amount | 1,224.33 |
| Payment/Credit Applied | |
| TOTAL | 1,224.33 |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Governmental Management Services, LLC
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Remit to: Johnson, Mirmiran & Thompson, Inc.
 Attn: Accounts Receivable
 40 Wight Avenue
 Hunt Valley, MD 21030

Attn: District Manager

exp 9/21

GF -
 eng \$17K



Invoice Date: October 25, 2021
 Invoice Number: 2-179257
 Period Ending: September 30, 2021
 JMT Project Number: 20-02086-001
 Prepared By: Nicole Doame
 Email: ndoame@jmt.com

Turnbull Creek Community Development District - FY21

This invoice covers Q2 and Q3 for 2021

| Period Ending | Employee | Description | Hours | Rate | Amount |
|---------------------------------|-----------------|-------------------------|-------|----------|--------------------|
| 4/30/2021 | Jennifer Nunn | Engineering Technician | 0.50 | \$60.00 | \$30.00 |
| 4/30/2021 | Steven Collins | Senior Engineer | 10.50 | \$175.00 | \$1,837.50 |
| 4/30/2021 | Jason Evert | Project Engineer | 1.00 | \$135.00 | \$135.00 |
| 5/31/2021 | Steven Collins | Senior Engineer | 15.50 | \$175.00 | \$2,712.50 |
| 5/31/2021 | Jason Evert | Project Engineer | 1.50 | \$135.00 | \$202.50 |
| 6/30/2021 | Steven Collins | Senior Engineer | 19.50 | \$175.00 | \$3,412.50 |
| 7/24/2021 | Robert Dvorak | Project Manager | 0.50 | \$195.00 | \$97.50 |
| 7/24/2021 | Steven Collins | Senior Engineer | 10.50 | \$175.00 | \$1,837.50 |
| 7/31/2021 | Reece Carine | Engineering Technician | 20.00 | \$105.00 | \$2,100.00 |
| 8/31/2021 | Steven Collins | Senior Engineer | 11.50 | \$175.00 | \$2,012.50 |
| 9/30/2021 | Charles Vickery | Environmental Scientist | 3.00 | \$105.00 | \$315.00 |
| 9/30/2021 | Jason Evert | Project Engineer | 1.00 | \$135.00 | \$135.00 |
| 9/30/2021 | Steven Collins | Senior Engineer | 10.50 | \$175.00 | \$1,837.50 |
| 9/30/2021 | Reece Carine | Engineer | 6.00 | \$105.00 | \$630.00 |
| Total Services: | | | | | \$17,295.00 |
| Amount Due This Invoice: | | | | | \$17,295.00 |

"Certified that all invoicing is true and correct and payment has not yet been received."

Jason Evert, Senior NEPA Specialist, Associate

Federal I.D. Number 52-0963531



Governmental Management Services, LLC
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Remit to: Johnson, Mirmiran & Thompson, Inc.
 Attn: Accounts Receivable
 40 Wight Avenue
 Hunt Valley, MD 21030

Attn: District Manager

Invoice Date: October 25, 2021
 Invoice Number: 2-179257
 Period Ending: September 30, 2021
 JMT Project Number: 20-02086-001
 Prepared By: Nicole Doame
 Email: ndoame@jmt.com

Turnbull Creek Community Development District - FY21

Work Performed Notes

Steven Collins 4/8 Site visit with Jerry and Brian plus travel time
 Steven Collins 4/9 Evaluate pond erosion sites
 Steven Collins 4/12 Pond repair review
 Steven Collins 4/13 Develop pond repair estimate & writeup
 Steven Collins 4/16 Prepare scope for pond repairs
 Jason Evert 4/26 Edit letter/estimate/proposal; survey coord for Pacetti trail area

Steven Collins 5/4 Discussion with surveyor about whether stormdrain is clogged or not
 Steven Collins 5/6 Invoicing
 Steven Collins 5/10 Review proposed language on easements
 Steven Collins 5/11 Turnbull Creek monthly CDD meeting (plus driving time)
 Steven Collins 5/14 Review & analyze suvery/review permitted drainage report and plans
 Steven Collins 5/21 Flooding assessment
 Steven Collins 5/24 Discussions with Jennifer Kilinski (HGS Law) about pond bank reconstruction for bond
 Steven Collins 5/25 GIS pond assessment
 Jason Evert 5/4 Survey review - pacetti side/jogging trail
 Jason Evert 5/13 internal design discussion re: pond/Pacetti Rd/jogging path flooding
 Jason Evert 5/27 coordinate with prev engineer re: historic engineering recors/plans/surveys

Steven Collins 6/7 Jogging trail flooding assessment
 Steven Collins 6/8 Jogging trail flooding evaluation and estimates/Turnbull creek meeting
 Steven Collins 6/28 Assessment of entire property for 2021 Consulting Engineer's Report for Master Indenture
 Steven Collins 6/29 Prepare and submit 2021 Consulting Engineer's Report for Master Indenture per request of the management company

Steven Collins 7/2 Pond bank repair design
 Steven Collins 7/8 Design coordination on pond bank repairs
 Steven Collins 7/12 Design coordination
 Steven Collins 7/21 Pond bank Repair plan QC/Pond bank repair RFP
 Steven Collins 7/22 Pond bank Repair plan QC/Pond bank repair RFP
 Steven Collins 7/23 Research contractors Send our RFP
 Steven Collins 7/29 Contractor concern
 Robert Dvorak 7/12 Pond bank repair discussion with Steven
 Reece Carine 7/27 Meeting with Barry to complete paperwork for verbal

Steven Collins 8/6 Review bids for pond repair work
 Steven Collins 8/9 Review bids
 Steven Collins 8/10 Prepare notes for meeting/Turnbull Creek meeting plus drivin time
 Steven Collins 8/11 Coordination with Boudreaux's Pro Grade
 Steven Collins 8/12 Prepare engineer's report notes for maintenance items observed
 Steven Collins 8/17 Pond repairs - coordination for contract

Steven Collins 9/14 Attend Turnbull Creek meeting
 Steven Collins 9/17 Review pond grading contract
 Steven Collins 9/23 Turnbull SWPPP plan/NOI application
 Steven Collins 9/27 Coordination with Boudreaux's

"Certified that all invoicing is true and correct and payment has not yet been received."


 Jason Evert, Senior NEPA Specialist, Associate

Federal I.D. Number 52-0963531

TURNBULL CREEK CDD
VENDOR NUMBER/NAME:
INV DATE INV#
20211015 68

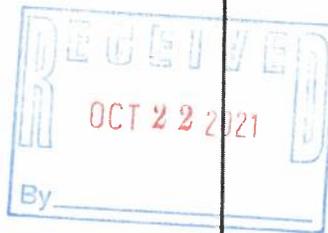
163 RIVERSIDE MANAGEMENT SERVICES,
AMOUNT DISCOUNT
70.95

11/09/2021
CHECK #: 001464
70.95 REPAIRS & REPLACEMENTS

TOTAL

\$70.95

Repairs + Replacements
1.330.57200.63100
163C



Total \$70.95

Payments/Credits \$0.00

Balance Due \$70.95

RWJ
10,22,21

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 68
Invoice Date: 10/15/2021
Due Date: 10/15/2021
Case:
P.O. Number:

Bill To:

Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

| Description | Hours/Qty | Rate | Amount |
|---|-----------|-------|--------|
| Maintenance Supplies <i>Repairs + Replacements 1.330.57200.63100</i> | | 70.95 | 70.95 |

| | |
|-------------------------|---------|
| Total | \$70.95 |
| Payments/Credits | \$0.00 |
| Balance Due | \$70.95 |

*RMW
10,22,21*

Period Ending 10/05/21

DISTRICT
TURNBULL CREEK

| <u>DATE</u> | <u>SUPPLIES</u> | <u>PRICE</u> | <u>EMPLOYEE</u> |
|--------------|---|----------------|-----------------|
| 9/27/21 | 23.816 Gallons of Gas for Gator and Pressure Washer | 70.95 | J.S. |
| TOTAL | | <u>\$70.95</u> | |

PO Box 8699, 1880 Eastwest Pkwy
Fleming Island, FL 32006 US
9045054694
Jillf@trimacoutdoor.com
www.trimacoutdoor.com



BILL TO
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

SHIP TO
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

INVOICE 11505

DATE 11/01/2021 TERMS Net 30

DUE DATE 12/01/2021

JOB | SCOPE
Landscape maintenance

383C

| ACTIVITY | QTY | RATE | AMOUNT |
|--|-----|-----------|-----------|
| NOV Landscape maintenance: Landscape Maintenance Jacksonville Landscape maintenance for the contracted month, as indicated above by date. | 1 | 23,454.00 | 23,454.00 |

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.



1,320,538.466

TOTAL DUE \$23,454.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 962503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-363-4409 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 7931802
DATE: 10/11/2021
ORDER: 7931802

Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

| Work Date | Time | Target Pest | Technician | Time In |
|----------------|----------|--------------|------------|----------|
| 10/11/2021 | 08:24 AM | | | 08:24 AM |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | NET 30 | 10/11/2021 | | 08:44 AM |

| Service | Description | Price |
|---------|-------------|-------|
|---------|-------------|-------|

CPCM Commercial Pest Control - Monthly Service \$115.50

SUBTOTAL \$115.50
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$115.50

AMOUNT DUE \$115.50

39c
 1.330.572.466



[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

10/20/2021 10:00 AM 10/20/2021 10:00 AM 10/20/2021 10:00 AM 10/20/2021 10:00 AM



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-356-5300 • Fax: 904-353-4999 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 7932403
DATE: 10/11/2021
ORDER: 7932403

Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

| Work Date | Time | Target Pest | Technician | Time In |
|----------------|----------|--------------|------------|----------|
| 10/11/2021 | 08:25 AM | | | 08:25 AM |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | NET 30 | 10/11/2021 | | 08:46 AM |

| Service | Description | Price |
|--|---|---------|
| CPCM | Commercial Pest Control - Monthly Service | \$78.75 |
| <p>39C 1.330.572.466</p> | | |
|  | | |
| SUBTOTAL | | \$78.75 |
| TAX | | \$0.00 |
| AMT. PAID | | \$0.00 |
| TOTAL | | \$78.75 |
| AMOUNT DUE | | \$78.75 |



 TECHNICIAN SIGNATURE

 CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 283

Invoice Date: 11/1/21

Due Date: 11/1/21

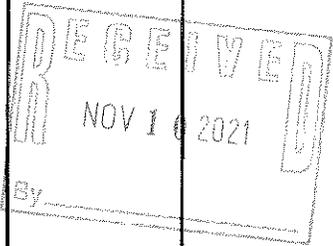
Case:

P.O. Number:

Bill To:

Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

| Description | 160 | Hours/Qty | Rate | Amount |
|--|------------------|-----------|----------|----------|
| Management Fees - November 2021 | 1,310.573.340 | | 3,750.00 | 3,750.00 |
| Website Administration - November 2021 | 1,310.513.55000 | | 100.00 | 100.00 |
| Information Technology - November 2021 | 1,310.513.357000 | | 150.00 | 150.00 |
| Dissemination Agent Services - November 2021 | 1,310.573.313 | | 166.67 | 166.67 |
| Office Supplies | 1,310.573.510 | | 6.55 | 6.55 |
| Postage | 1,310.573.420 | | 41.63 | 41.63 |
| Copies | 1,310.573.425 | | 9.00 | 9.00 |
| Telephone | 1,310.573.410 | | 96.54 | 96.54 |



Total \$4,320.39

Payments/Credits \$0.00

Balance Due \$4,320.39

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

| | | | |
|----------------------|------------------|------------------|---|
| Invoice No.: B4856 | | | Date Invoiced: 10/01/2021 |
| Annual Fee: \$175.00 | Late Fee: \$0.00 | Received: \$0.00 | Total Due, Postmarked by 12/02/2021: \$175.00 |

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Turnbull Creek Community Development District
 Ms. Jennifer Kilinski *Ernesto Torres*
 Hopping, Green & Sams, P.A. *GMS ILLC*
 119 South Monroe Street, Suite 300 *415 West Town Place, Suite 114*
 Tallahassee, FL 32301 *St. Augustine, FL 32092*

- 2. Telephone: (850) 222-7500 *(904) 940-5850*
- 3. Fax: (850) 224-8551 *(904) 940-5899*
- 4. Email: jenk@hgslaw.com *etorres@gmsnf.com*
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.turnbullcreekcdd.com
- 8. County(ies): St. Johns
- 9. Function(s): Community Development
- 10. Boundary Map on File: 09/11/2009
- 11. Creation Document on File: 07/27/2004
- 12. Date Established: 06/28/2004
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: St. Johns County
- 15. Creation Document(s): County Ordinances 2004-47 and 2006-77
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/27/2020

1590
1,310,913.540

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *Ernesto Torres* Date 11/23/2021

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.